



Planning Commission Public Hearing Agenda

Tuesday, May 3, 2022, 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:
 - April 11, 2022
 - April 13, 2022
- E. Announcements
- F. Old Business

- 1. Case Number: **CIC2022-00010**
Applicant: The Davis Group
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2456 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.26
Square Feet: 129,196
Proposed Development: Self-Storage Facility, Convenience Store with Fuel Pumps, and Restaurants with Drive-In or Drive-Through Fast Food, and Outdoor Seating
Additional Requests: Variances
Commission District: (4) Fosque
Department Recommendation: **DENIAL**

2. Case Number: **SUP2022-00017**
Applicant: The Davis Group
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2456 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.26
Square Feet: 110,500
Proposed Development: Self-Storage Facility
Additional Requests: Variances
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
3. Case Number: **RZR2021-00046 (Remanded)**
Applicant: CasGwyn Construction, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning Change: R-100 to R-75
Location: 2766 Camp Mitchell Road
Map Number: R5188 006
Acreage: 13.47
Lots: 33
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
4. Case Number: **RZC2021-00025**
Applicant: JLB Partners, LLC
Contact: Matt Hallman
Phone Number: 678.855.7904
Zoning Change: R-100, O-I, and C-2 to MU-R
Location: 6405 Sugarloaf Parkway
Map Number: R7122 005
Acreage: 40.46
Units: 698
Square Feet: 953,776
Proposed Development: Mixed-Use Development
Commission District: (1) Carden
Department Recommendation: **DENIAL**

5. Case Number: **RZC2022-00012**
Applicant: 105 PIB Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: O-I to C-2
Location: 851 Beaver Ruin Road
Map Number: R6158 008
Acreage: 4.30
Square Feet: 120,000
Proposed Development: Self- Storage Facility
Commission District: (1) Carden
Department Recommendation: **DENIAL**
6. Case Number: **SUP2022-00018**
Applicant: 105 PIB Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: O-I (Proposed C-2)
Location: 851 Beaver Ruin Road
Map Number: R6158 008
Acreage: 4.30
Square Feet: 120,000
Proposed Development: Self- Storage Facility
Commission District: (1) Carden
Department Recommendation: **DENIAL**
7. Case Number: **RZM2022-00007**
Applicant: Middleburg Communities, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 1558 Old Peachtree Road
Map Number: R7103 006
Acreage: 13.41
Units: 128
Proposed Development: Single-Family Detached Residential and
Townhouses
Additional Requests: Variance and Waiver
Commission District: (4) Fosque
Department Recommendation: **DENIAL**

8. Case Number: **RZR2022-00006**
Applicant: Middleburg Communities, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to TND
Location: 1558 Old Peachtree Road
Map Number: R7103 006
Acreage: 31.31
Units: 146
Proposed Development: Traditional Neighborhood Development
Additional Requests: Variance and Waiver
Commission District: (4) Fosque
Department Recommendation: **DENIAL**

9. Case Number: **RZM2022-00010 (Public Hearing Held 4/13/2022)**
Applicant: Crogan Street, LLC
Contact: William Nash
Phone Number: 678.206.7887
Zoning Change: O-I to R-TH
Location: 3132 Rosebud Road
Map Number: R5100 014
Acreage: 4.27
Units: 34
Proposed Development: Townhouses
Additional Request: Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

G. New Business

1. Case Number: **CIC2022-00011**
Applicant: The Kroger Co.
Contacts: Taylor Jensen and Ali Daughtry
Phone Numbers: 404.723.1318 and 770.722.5213
Zoning: C-2
Location: 990 and 1006 Martins Chapel Road
Map Numbers: R5214 030 and R5235 001
Acreage: 35.34
Square Feet: 130,272
Proposed Development: Grocery Store and Retail
Additional Request: Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **CIC2022-00014**
Applicant: Pioli PSG, LLC
Contact: Chris Cho
Phone Number: 201.401.9070
Zoning: MU-R
Location: 1000 Block of Old Peachtree Road
Map Numbers: R7124 107 and 110
Acreage: 18.65
Units: 400
Square Feet (Retail): 7,828
Proposed Development: Regional Mixed-Use Development
Additional Requests: Variances
Commission District: (1) Carden
Department Recommendation: **DENIAL**
3. Case Number: **RZR2022-00012**
Applicant: The Macallan Group
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-75
Location: 1563 Alcovy Road
Map Number: R5245 008
Acreage: 10.57
Units: 25
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZC2022-00013**
Applicant: Vulcan Lands, Inc.
Contact: c/o Andersen, Tate, & Carr, P.C.
Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 and M-1 to M-2
Location: 1500 and 1700 Block of Beaver Ruin Road
4200 Block of Steve Reynolds Boulevard
Map Numbers: R6184 266, R6200 004, R6201 007,
008B, and 016
Acreage: 19.26
Proposed Development: Quarry and Borrow Pit
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **CIC2022-00012**
Applicant: Vulcan Lands, Inc.
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: M-2
Location: 1500 Block of Beaver Ruin Road
Map Numbers: R6201 007A and 051
Acreage: 7.90
Proposed Development: Quarry and Borrow Pit
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **SUP2022-00020**
Applicant: Vulcan Lands, Inc.
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: C-2, M-1, and M-2 (Proposed M-2)
Location: 1500 and 1700 Block of Beaver Ruin Road
4200 Block of Steve Reynolds Boulevard
Map Numbers: R6184 266, R6200 004, R6201 007, 007A
008B, 016, and 051
Acreage: 27.16
Proposed Development: Quarry and Borrow Pit
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZM2022-00016**
Applicant: The Residential Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: R-100 to RM-24
Location: 5800 Block of Henry Bailey Road
300 Block of Kendrix Road
5700 Block of Cumming Highway
Map Numbers: R7339 001, 002, 003, 004A, 040,
073, 077, and 116
Acreage: 20.37
Units: 344
Proposed Development: Apartments
Additional Requests: Waiver and Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**

8. **UDO2022-00001** - an amendment to the Unified Development Ordinance of Gwinnett County, Section 110-40, entitled "General Definitions", to add new definitions for Cigar Bar or Lounge and Hookah/Vapor Bar or Lounge, Section 230-100, Table 230.4, entitled "Table of Permitted and Special Uses", to add a new use to the table for Cigar Bar or Lounge, and Section 230-130, entitled Supplemental Use Standards, to add new standards for Cigar Bar or Lounge and amend existing standards for Hookah/Vapor Bar or Lounge.
9. **UDO2022-00002** - an amendment to the Unified Development Ordinance of Gwinnett County, Section 270-20, entitled "Zoning Ordinance Text and Map Amendments" and section 270-30, entitled "Special Use Permits", to add provisions for concurrent variances.

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment