



**Planning Commission Public Hearing Agenda**  
**Tuesday, May 3, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Glen Williams, Johnny Barnard, Gabe Okoye, Jerry James

- 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: Edinger; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- D. Approval of Minutes:
  - April 11, 2022  
{Action: Approved Motion: Okoye; Second: Edinger; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
  - April 13, 2022  
{Action: Approved Motion: Park; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- 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**  
{Action: Tabled to June 7, 2022, Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-  
Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-  
Yes}
  
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**  
{Action: Tabled to June 7, 2022, Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-  
Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-  
Yes}

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**  
{Action: Denial without Prejudice Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Denial Motion: Park; Second: Niazi; Vote: 8-1: Niazi-Yes; Park-Yes; Crotser-No; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Denial Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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-1 (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**  
{Action: Denial Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Tabled to Motion June 7, 2022, Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Tabled to June 7, 2022, Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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**  
{Action: Approval as R-75 with Conditions, Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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

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

3. Case Number: **RZR2022-00012**  
Applicant: The Macallan Group  
c/o Mahaffey Pickens Tucker, LLP  
Contact: 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**  
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. Case Number: **RZC2022-00013**  
Applicant: Vulcan Lands, Inc.  
c/o Andersen, Tate, & Carr, P.C.  
Contact: 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**  
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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**  
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**  
{Action: Denial Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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.  
{Action: Approval Motion: Park; Second: Edinger; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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.  
{Action: Approval Motion: Barnard; Second: Okoye; Vote: 9-0: Niazi-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: Approved Motion: Edinger; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}