

Planning Commission Public Hearing Agenda**Wednesday, June 8, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Via Teleconference: Ben Archer, 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: Park; Second: Edinger; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James- Abstained due to audio connection issue}

D. Announcements

E. New Business

1. Case Number:

SUP2022-00028

Applicant:

Sabri Sabri

Contact:

Payton Anderson

Phone Number:

706.265.1234

Zoning:

C-2

Location:

3545 Lawrenceville Highway

Map Number:

R6152 080

Acreage:

0.73

Square Feet:

4,200

Proposed Development:

Automobile Repair Shop

Additional Request:

Waiver

Commission District:

(1) Carden

Department Recommendation:

DENIAL

{Action: Denial Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **SUP2022-00029**
Applicant: Jazmin Alderete
Contact: Jazmin Alderete
Phone Number: 678.949.8192
Zoning: C-2
Location: 3750 Venture Drive, Suite A9
Map Number: R6208 007
Acreage: 16.68
Square Feet: 264
Proposed Development: Tattoo Parlor (Microblading)
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Niazi; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
3. Case Number: **SUP2022-00030**
Applicant: Eunice and Valeriu Pamfile
Contact: Eunice Pamfile
Phone Number: 770.401.9252
Zoning: R-100
Location: 2130 Azalea Drive
Map Number: R7106 415
Acreage: 1.37
Square Feet: 4,200
Proposed Development: Family Personal Care Home
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}
4. Case Number: **CIC2022-00016 – Administratively Held**
5. Case Number: **CIC2022-00017**
Applicant: 3900 Steve Reynolds Blvd LLC
c/o Andersen, Tate and Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning: M-1
Locations: 3900 Steve Reynolds Boulevard
1510 Pavilion Place
Map Numbers: R6202 019 and 035
Acreage: 16.64
Lots: 2
Proposed Development: Open Storage Yard
Additional Request: Waiver
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: **RZR2022-00016**
Applicant: Gwinnett County Habitat for Humanity
c/o Alliance Engineering and Planning
Tyler Lasser
Contact: 770.225.4730 ext. 819
Phone Number: R-75 to R-TH
Zoning Change: 4300 Block of Vernon Street
4400 Block of Vernon Street
4363 Shady Drive
Locations: R6158B 005, 006, 007, 008, and 009
Map Numbers: 5.10
Acreage: 21
Units: Single-Family Detached Subdivision
Proposed Development: Variance and Waivers
Additional Requests: (2) Ku
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {Action: Tabled to July 5, 2022, Motion: Edinger; Second: Crotser; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer- Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
7. Case Number: **RZR2022-00017**
Applicant: Ridgeline Land Planning, Inc.
Contact: Holt Persinger
Phone Number: 678.618.2037
Zoning Change: RA-200 to TND
Location: 1022 Auburn Road
Map Number: R2001 015
Acreage: 19.10
Proposed Development: Traditional Neighborhood Development
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**
{Action: Tabled to July 5, 2022, Motion: Williams; Second: Barnard; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer- Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
8. Case Number: **RZR2022-00018**
Applicant: Grouse 78, LLC
Contact: Luke Rozanski
Phone Number: 850.559.5600
Zoning Change: R-100 to TND
Location: 3055 Springdale Road
Map Number: R5005 002
Acreage: 11.02
Lots: 51
Proposed Development: Traditional Neighborhood Development
Additional Request: Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to July 5, 2022, Motion: Williams; 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: **RZC2022-00019**
Applicant: Krist Biba
Contact: John Cunningham
Phone Number: 404.245.0646
Zoning Change: C-1 to C-2
Location: 2500 Block of Loganville Highway
Map Number: R5155 090
Acreage: 3.47
Square Feet: 106,800
Proposed Development: Self-Storage Facility
Additional Request: Variance and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

10. Case Number: **SUP2022-00031**
Applicant: Krist Biba
Contact: John Cunningham
Phone Number: 404.245.0646
Zoning: C-2 (Proposed)
Location: 2500 Block of Loganville Highway
Map Number: R5155 090
Acreage: 3.47
Square Feet: 106,800
Proposed Development: Self-Storage Facility
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

11. Case Number: **RZC2022-00020**
Applicant: David Barker
Contact: David Barker
Phone Number: 404.713.9418
Zoning Change: R-100 to C-2
Location: 3012 McGinnis Ferry Road
Map Number: R7168 005
Acreage: 0.78
Square Feet: 5,000
Proposed Development: Restaurant/Retail
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Niazi; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

12. Case Number: **RZC2022-00021**
Applicant: PC Holcomb Investments, LLC
c/o Andersen, Tate and Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: O-I to C-1
Locations: 1900 Block of Beaver Ruin Road
4800 Block of Satellite Boulevard
Map Number: R6211 003
Acreage: 0.85
Square Feet: 4,400
Proposed Development: Convenience Store with Fuel Pumps
Additional Requests: Variance and Waivers
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to July 5, 2022, Motion: Niazi; Second: Park; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer- Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

13. Case Number: **RZC2022-00022 (Public Hearing Held 6/8/2022)**
Applicant: Mousy Holdings, LLC
Contact: Robert Jackson Wilson
Phone Number: 770.962.9780
Zoning Change: R-75 to C-2
Location: 2621 Pittman Circle
Map Numbers: R6257 014A
Acreage: 0.92
Proposed Development: Truck Sales and Service
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to July 5, 2022, Motion: Edinger; Second: Crotser; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

14. Case Number: **SUP2022-00032 (Public Hearing Held 6/8/2022)**
Applicant: Mousy Holdings, LLC
Contact: Robert Jackson Wilson
Phone Number: 770.962.9780
Zoning: C-2 (Proposed)
Location: 2621 Pittman Circle
Map Numbers: R6257 014A
Acreage: 0.92
Proposed Development: Truck Sales and Service
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to July 5, 2022, Motion: Edinger; Second: Crotser; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

15. Case Number: **RZM2022-00022**
Applicant: Ken Wood, PEC+
Contact: Hayley Todd, PEC+
Phone Number: 757.508.6593
Zoning Change: R-100 to R-TH
Locations: 1537 and 1587 Herrington Road
Map Numbers: R7075 008, 016, 086
Acreage: 9.11
Units: 74
Proposed Development: Townhouses
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer- Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

16. Case Number: **RZM2022-00023**
Applicant: Ken Wood, PEC+
Contact: Hayley Todd, PEC+
Phone Number: 757.508.6593
Zoning Change: M-1 to R-TH
Location: 1557 Herrington Road
Map Number: R7075 006
Acreage: 3.00
Units: 24
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer- Abstained due to audio connection issue; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

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