

Planning Commission Public Hearing Agenda**Tuesday, July 5, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: Richard Edinger

- 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: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- D. Approval of Minutes:
 - June 7, 2022
{Action: Approved Motion: Barnard; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
 - June 8, 2022
{Action: Approved Motion: Okoye; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- E. Announcements

F. Old Business

1. Case Number: **RZR2022-00014**
Applicant: Eastwood Homes, LLC
c/o Andersen, Tate and Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: RA-200 to OSC
Location: 1758 Virgil Moon Road
Map Number: R4247 005
Acreage: 33.48
Units: 60
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **RZR2022-00016**
Applicant: Gwinnett County Habitat for Humanity
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: R-75 to R-TH
Locations: 4300 Block of Vernon Street
4400 Block of Vernon Street
4363 Shady Drive
Map Numbers: R6158B 005, 006, 007, 008, and 009
Acreage: 5.10
Units: 21
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variance and Waivers
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 2, 2022; Motion: Crotser; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

3. 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: Approval as OSC with Conditions Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

4. Case Number: **RZR2022-00018 (Public Hearing Held)**
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 August 2, 2022; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. Case Number: **RZC2022-00014 (Public Hearing Held 6/7/2022)**
Applicant: 1813 Pounds Road, LLC
c/o Reginald A. Hudspeth, LLC
Contact: Joe Wilburn, Esq.
Phone Number: 770.864.1403
Zoning Change: R-100 to C-1
Location: 1813 Pounds Road
Map Number: R6077 006F
Acreage: 5.60
Square Feet: 34,088
Proposed Development: Retail, Office, and Adult Day Care
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Crotser; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

6. Case Number: **RZC2022-00018**
Applicant: GMI1, Inc.
c/o Andersen, Tate and Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.339.0475
Zoning Change: O-I and R-75 to C-1
Locations: 5624, 5634, and 5644 Singleton Road
Map Numbers: R6188 017, 360, and 361
Acreage: 3.59
Square Feet: 15,200
Proposed Development: Retail Development with Fuel Pumps
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Approval with Conditions Motion: Crotser; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

7. 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: Denial Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. 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: Approval with Conditions Motion: Crotser; Second: Niazi; Vote: 6-0-2: Niazi-Yes; Park-Abstained; Crotser- Yes; Edinger-Absent; Archer-Abstained; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

9. 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: Approval with Conditions Motion: Crotser; Second: Niazi; Vote: 6-0-2: Niazi-Yes; Park-Abstained; Crotser- Yes; Edinger-Absent; Archer-Abstained; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

10. Case Number: **RZM2022-00019 (Public Hearing Held 6/7/2022)**
Applicant: Anthony L. Duncan
Contact: Anthony L. Duncan
Phone Number: 678.618.8890
Zoning Change: O-I to R-TH
Locations: 2520, 2530, and 2540 Highpoint Road
Map Numbers: R6050 353, 354, and 355
Acreage: 3.35
Units: 30
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

G. New Business

1. Case Number: **SUP2022-00004**
Applicant: 250 Grayson New Hope Road Trust
Contact: Zaidh Cuellar
Phone Number: 404.380.4748
Zoning: RA-200
Location: 250 Grayson New Hope Road
Map Number: R5168 058
Acreage: 12.87
Proposed Development: Special Events Hall
Additional Request: Waiver and Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 5-3: Niazi-Yes; Park-No; Crotser- No; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-No}

2. Case Number: **SUP2022-00026**
Applicant: Dream Classic Limousine LLC
Contact: Nelson Baba
Phone Number: 770.330.6865
Zoning: M-1
Location: 1590 Atkinson Road, Suite 106
Map Number: R7074 582
Acreage: 7.42
Square Footage: 1,590
Proposed Development: Limousine Service
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
3. Case Number: **SUP2022-00033**
Applicant: North Gwinnett Church Preschool
Contact: Cindi Zureich
Phone Number: 770.315.6691
Zoning: R-75
Location: 4973 West Price Road
Map Number: R7288 008
Acreage: 8.81
Square Footage: 23,875
Proposed Development: Day Care Facility
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. Case Number: **SUP2022-00034**
Applicant: Stein Investment Group
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 3860 Centerville Rosebud Road
Map Number: R6019 008
Acreage: 1.56
Square Footage: 99,426
Proposed Development: Self-Storage Facility
Additional Request: Waiver and Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. Case Number: **CIC2022-00016**
Applicant: Ensite Civil Consulting, LLC
Contact: Jim King
Phone Number: 678.316.3572
Zoning: R-TH
Location: 4925 Stone Mountain Highway
Map Number: R6062 017B
Acreage: 26.24
Units: 149
Proposed Development: Townhouses
Additional Request: Waiver and Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Crotser; Second: Barnard; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
6. Case Number: **RZR2022-00009**
Applicant: H.S. Randall
Contact: c/o Alliance Engineering and Planning
Tyler Lasser
Phone Number: 770.225.4730
Zoning Change: R-100 to TND
Location: 1210 New Hope Road
Map Numbers: R5182 035, R5183 431, and R5203 221
Acreage: 53.46
Lots: 137
Proposed Development: Traditional Neighborhood Development
Additional Request: Variances
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial Motion: Williams; Second: Archer; Vote: 5-3: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-No; Okoye-No; James-No}
7. Case Number: **RZC2022-00023**
Applicant: Exclusive Wear, LLC
Contact: c/o Andersen, Tate & Carr, P.C.
Melody A. Glouton, Esq.
Phone Number: 770.822-0900
Zoning Change: O-I to C-1
Location: 1695 Duluth Highway
Map Number: R7073 033
Acreage: 0.81
Square Footage: 7,100
Proposed Development: Clothing, Apparel, and Shoe Store
Additional Request: Waiver
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 7-1: Niazi-Yes; Park-Yes; Crotser- No; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. Case Number: **RZM2022-00024**
Applicant: Brand Properties
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822-0900
Zoning Change: R-100 to RM-13
Locations: 1729, 1731, 1733, 1735, 1741, 1745, and 1747
Duluth Hwy
Map Numbers: R7073 001 002, 010, 086, 087, 155, 157, and 165
Acreage: 5.54
Units: 72
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

9. Case Number: **RZM2022-00025**
Applicant: Brand Properties
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822-0900
Zoning Change: R-100 to R-TH
Locations: 1735 and 1741 Duluth Hwy
Map Numbers: R7073 086 and 087
Acreage: 7.05
Units: 54
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Absent; 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: Barnard; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Absent; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}