



Planning Commission Public Hearing Agenda

Tuesday, August 2, 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:
 - July 5, 2022
 - July 6, 2022
- E. Announcements
- F. Old Business

- 1. Case Number: **SUP2022-00036**
 - Applicant: Alcides Duran Estevez
 - Contact: Gregory Dyson
 - Phone Number: 770.378.2301
 - Zoning: M-1
 - Location: 195 Huff Drive
 - Map Number: R5019 014
 - Acreage: 45.14
 - Square Footage: 990
 - Proposed Development: Truck and Vehicle Storage Lot
 - Additional Request: Variance
 - Commission District: (4) Fosque
 - Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **RZR2022-00016**
Applicant: Gwinnett County Habitat for Humanity, Inc.
Contact: c/o Alliance Engineering and Planning
Phone Number: Tyler Lasser
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: Variances and Waivers
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **RZR2022-00018 (Public Hearing Held 7/5/2022)**
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
Units: 51
Proposed Development: Traditional Neighborhood Development
Additional Request: Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
4. Case Number: **RZR2022-00019**
Applicant: Atlas Development
Contact: Lauren Henderson
Phone Number: 678.873.7825
Zoning Change: RA-200 to R-100
Location: 2700 Block of Thompson Mill Road
Map Number: R1002 033
Acreage: 9.48
Units: 14
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **RZM2022-00030 (Public Hearing Held 7/6/2022)**
Applicant: Dacula Development Partners, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: MU-R to RM-24
Location: 1705 Winder Highway
Map Number: R5243 008
Acreage: 58.93
Units: 497
Proposed Development: Apartments
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **SUP2022-00037 – Administratively Held**

2. Case Number: **SUP2022-00041**
Applicant: Chang Won Jong
Contact: Chang Won Jong
Phone Number: 770.560.3436
Zoning: C-2
Location: 3285 Satellite Boulevard
Map Number: R6233 019
Acreage: 1.05
Square Footage: 4,170
Proposed Development: Automobile Sales
Commission District: (1) Carden
Department Recommendation: **DENIAL**

3. Case Number: **CIC2022-00018**
Applicant: Lida P. Valesquez Botero
Contact: Lida P. Valesquez Botero
Phone Number: 404.226.2948
Zoning: R-100
Location: 3888 and 3898 Ridge Road
Map Numbers: R1004 121 and 999
Acreage: 6.94
Lots: 2
Proposed Development: Single-Family Detached Dwelling
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number: **CIC2022-00020**
Applicant: Carter Engineering Consultants, Inc.
Contact: Jeff Carter
Phone Number: 770.725.1200
Zoning: R-75
Location: 955 Rock Springs Road
Map Number: R7147 009
Acreage: 11.76
Square Footage: 53,405
Proposed Development: Place of Worship
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZR2022-00020**
Applicant: Parkland Communities Inc.
Contact: c/o Alliance Engineering and Planning
Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: RA-200 and R-100 to OSC
Locations: 4130 and 4150 Beaver Road
Map Numbers: R5096 025 and 028
Acreage: 50.87
Units: 111
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZC2022-00001**
Applicant: Synergy Development Partners, LLC
Contact: M. Hakim Hilliard
Phone Number: 404.389.9085
Zoning Change: C-2 and O-I to MU-R
Location: 2449 Duluth Highway
Map Number: R7119 002A
Acreage: 9.37
Units: 174
Proposed Development: Mixed-Use Development
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**

7. Case Number: **RZC2022-00002**
Applicant: Synergy Development Partners, LLC
Contact: M. Hakim Hilliard
Phone Number: 404.389.9085
Zoning Change: C-2 and O-I to MU-R
Locations: 2539 Duluth Highway
2805, 2815, and 2825 McDaniel Road
Map Numbers: R7119 100, 114, 116, and 118
Acreage: 11.5
Units: 132
Proposed Development: Mixed-Use Development
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**
8. Case Number: **RZM2022-00026**
Applicant: Brand Properties, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-TH to RM-24
Location: 1151 Rock Springs Road
Map Number: R7147 407
Acreage: 7.39
Units: 177
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **DENIAL**
9. Case Number: **RZM2022-00027**
Applicant: Brand Properties, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to RM-24
Locations: 1117, 1173 Tech Center Drive and
2672 Buford Drive
Map Numbers: R7132 006, 043, and R7147 193
Acreage: 7.15
Units: 112
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **DENIAL**

10. Case Number:	RZM2022-00028
Applicant:	Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP
Contact:	Shane Lanham
Phone Number:	770.232.0000
Zoning Change:	C-2 to RM-24
Locations:	2445 and 2455 Tech Center Parkway
Map Numbers:	R7132 003 and 044
Acreage:	2.92
Units:	37
Proposed Development:	Apartments
Commission District:	(1) Carden
Department Recommendation:	DENIAL

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment