

Planning Commission Public Hearing Agenda**Tuesday, September 6, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Glen Williams, LaShaun Lovett, 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: Okoye; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

D. Approval of Minutes:

- August 2, 2022

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

- August 3, 2022

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

E. Announcements

F. Old Business

1. 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

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

2. Case Number: **RZM2022-00026**
Applicant: Brand Properties, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: 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**
{Action: Tabled to October 4, 2022; Motion: Niazi; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}
3. Case Number: **RZM2022-00027**
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: 1117, 1173 Tech Center Drive
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**
{Action: Tabled to October 4, 2022; Motion: Niazi; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}
4. 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**
{Action: Tabled to October 4, 2022; Motion: Niazi; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

5. Case Number: **RZM2022-00031**
Applicant: Carter Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: M-1 to RM-24
Locations: 974 and 1032 Buford Drive
Map Numbers: R7028 005 and 006
Acreage: 18.93
Units: 300
Proposed Development: Apartments
Additional Request: Alternative Architecture Review and Buffer Reduction Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Okoye; Second: Lovett; Vote: 7-2: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-No; Williams-No; Lovett-Yes; Okoye-Yes; James-Yes}
6. Case Number: **RZC2022-00025**
Applicant: Carter Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: M-1 to C-2
Locations: 974 and 1032 Buford Drive
Map Numbers: R7028 005 and 006
Acreage: 3.04
Square Footage: 20,000
Proposed Development: Retail and Restaurant
Additional Requests: Alternative Architecture Review and Buffer Reduction Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Okoye; Second: Lovett; Vote: 7-2: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-No; Williams-No; Lovett-Yes; Okoye-Yes; James-Yes}
7. Case Number: **RZM2022-00037 (Public Hearing Held)**
Applicant: CKK Development Services
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: RA-200 to TND
Locations: 3088, 3108, and 3118 Jim Moore Road
Map Numbers: R2001 008, 901, 972, and 978
Acreage: 26.75
Units: 121
Proposed Development: Traditional Neighborhood Development
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**
{Action: Tabled to October 4, 2022; Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

G. New Business

1. Case Number: **SUP2022-00006**
Applicant: St. Marguerite d'Youville Catholic Church, Lawrenceville, Inc.
Contact: W.Charles Ross, Esq.
Phone Number: 770.962.0100
Zoning: RA-200, R-100, and R-75
Location: 85 Gloster Road
Map Number: R5015 300
Acreage: 15.74
Square Footage: 1,160
Proposed Development: Day Care Facility within existing Place of Worship
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Okoye; Second: Lovett; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}
2. Case Number: **SUP2022-00046**
Applicant: Tammy Smith
Contact: Tammy Smith
Phone Number: 770.616.0846
Zoning: C-2
Location: 3462 Diversified Drive
Map Number: R5126 119
Acreage: 0.67
Square Footage: 5,375
Proposed Development: Outdoor Storage (Renewal)
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; Lovett-Yes; Okoye-Yes; James-Yes}
3. Case Number: **SUP2022-00047**
Applicant: TX Lawrenceville Sugarloaf, LLC
Contact: Damian Maher
Phone Number: 616.633.0366
Zoning: C-2
Location: 5095 Sugarloaf Parkway
Map Number: R7035 080
Acreage: 3.29
Square Footage: 5,315
Proposed Development: Car Wash
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Lovett; Second: Okoye; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

4. Case Number: **CIC2022-00024 (Public Hearing Held)**
Applicant: Old Atlanta Commerce, LLC
c/o Thompson, O'Brien, Kappler & Nasuti, PC
Contact: William J. Diehl
Phone Number: 770.925.0111
Zoning: C-2
Locations: 8070 and 8080 South Rockbridge Road
Map Numbers: R6010 004 and 061
Acreage: 7.14
Proposed Development: Self-Storage Facility
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 4, 2022; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}
5. Case Number: **SUP2022-00049 (Public Hearing Held)**
Applicant: Old Atlanta Commerce, LLC
c/o Thompson, O'Brien, Kappler & Nasuti, PC
Contact: William J. Diehl
Phone Number: 770.925.0111
Zoning: C-2
Locations: 8070 and 8080 South Rockbridge Road
Map Numbers: R6010 004 and 061
Acreage: 7.14
Square Footage: 131,100
Proposed Development: Self-Storage Facility
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 4, 2022; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

6. Case Number: **RZR2022-00009**
Applicant: H.S. Randall
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730
Zoning Change: R-100 to OSC
Location: 1200 Block of New Hope Road
Map Numbers: R5182 035, R5183 431, and R5203 221
Acreage: 53.46
Lots: 106
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: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

7. Case Number: **RZR2022-00025**
Applicant: Ken Kwon
Contact: Ken Kwon
Phone Number: 404.709.7570
Zoning Change: C-2 to R-100
Location: 3373 Hamilton Mill Road
Map Number: R7182 063
Acreage: 1.07
Lot: 1
Existing Development: Single-Family Residence
Commission District: (4) Fosque
Department Recommendation: **APPROVAL**
{Action: Approval; Motion: Okoye; Second: Lovett; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

8. Case Number: **RZC2022-00028 (Public Hearing Held)**
Applicant: Canon Manley
Contact: Canon Manley
Phone Number: 678.462.3225
Zoning Change: R-100 to C-2
Location: 2534 Loganville Highway
Map Number: R5155 027
Acreage: 0.93
Square Feet: 7,253
Proposed Development: Specialty Trade Contractor's Office
Additional Request: Buffer Reduction Waivers
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 4, 2022; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

9. Case Number: **RZC2022-00030**
Applicant: Bogan Enterprise, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: R-100 to M-1
Location: 1781 Plunketts Road
Map Numbers: R7218 003
Acreage: 11.11
Square Feet: 138,500
Proposed Development: Office Warehouse
Additional Request: Buffer Reduction Waiver
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial without Prejudice; Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

10. Case Number: **RZM2022-00036**
Applicant: Traton, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: R-100 to R-TH
Locations: 665 and 685 Athens Highway
Map Numbers: R5126 004A, 138, and 140
Acreage: 10.94
Units: 84
Proposed Development: Townhouses
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; Lovett-Yes; Okoye-Yes; James-Yes}

11. **UDO2022-00003** - An Amendment to the Unified Development Ordinance of Gwinnett County; Title 2, Chapter 220 Overlay Zoning Districts to create a new Zoning Overlay District entitled Innovative Overlay District and other purposes and to amend the official zoning map delineating the geographic boundaries of the overlay district.
{Action: Approval; Motion: Edinger; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-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: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

