

Planning Commission Public Hearing Agenda**Tuesday, November 1, 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: Edinger; Second: Okoye; 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:
 - October 4, 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}
- 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 Numbers: R5019 014
Acreage: 45.14
Square Feet: 990
Proposed Development: Truck and Vehicle Storage Lot
Additional Requests: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to February 7, 2023; 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: **CIC2022-00010**
Applicant: The Davis Group
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Locations: 2465 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.25
Proposed Development: Commercial and Restaurants with Drive-In
or Drive-Through Fast Food
Additional Requests: Variances
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}

3. Case Number: **RZR2022-00030**
Applicant: DRB Group Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to OSC
Location: 2600 Block of Ozora Church Road
Map Numbers: R5198 007, 008, and 169
Acreage: 40.74
Lots: 91
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: 8-1: Niazi-Yes; Park-Yes;
Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-No; Okoye-Yes; James-Yes}

4. Case Number: **RZM2022-00032**
Applicant: Aziz Haji
Contact: c/o Reginald A. Hudspeth, LLC
Phone Number: Joe Wilburn
770.864.1403
Zoning Change: R-100 and M-1 to R-TH
Location: 2514 Meadow Church Road
Map Number: R7121 003A
Acreage: 6.01
Units: 40
Proposed Development: Townhouses
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; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}

G. New Business

1. **SUP2022-00037** **Administratively Held**

2. Case Number: **CIC2022-00028**
Applicant: Turnstone Group, LLC
Contact: Jack Wilson
Phone Number: 770.962.9780
Zoning: C-2
Location: 2984 McGinnis Ferry Road
Map Number: R7152 270
Acreage: 2.73
Proposed Development: Extended Stay Hotel
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; Lovett-Yes; Okoye-Yes; James-Yes}

3. Case Number: **RZR2022-00015 (Public Hearing Held)**
Applicant: Moyees Merchant
Contact: Moyees Merchant
Phone Number: 404.723.1316
Zoning Change: OSC to R-100
Locations: 3574 and 3584 River Drive
Map Numbers: R6108 201 and 272
Acreage: 14.04
Lots: 9
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Waivers
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to December 5, 2022; Motion: Edinger; Second: Crotser; Vote: 7-2: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-No; James-No}
4. **RZR2022-00024** **Administratively Held**
5. Case Number: **RZM2022-00035**
Applicant: Aventon Companies
Contact: Dennis J. Webb, Jr.
Phone Number: 404.815.3620
Zoning Change: R-100 to RM-13
Location: 901 Athens Highway
Map Number: R5125 005
Acreage: 54.42
Units: 662
Proposed Development: Apartments
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to January 3, 2023; 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: **RZC2022-00029**
Applicant: Aventon Companies
Contact: Dennis J. Webb, Jr.
Phone Number: 404.815.3620
Zoning Change: R-100 to C-2
Location: 901 Athens Highway
Map Number: R5125 005
Acreage: 3.34
Square Footage: 22,100
Proposed Development: Restaurant and Office/Retail
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to January 3, 2023; 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: **RZM2022-00045**
Applicant: CKK Development
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: R-100 to RM-13
Location: 1085 Winder Highway
Map Number: R5210 010
Acreage: 5.50
Units: 72
Proposed Development: Apartments
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to December 5, 2022; 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. **UDO2022-00004** - An amendment to the Unified Development Ordinance of Gwinnett County; Title I, Administration, to add clarifying language, remove obsolete information, add, amend, and delete definitions, update regulations based on current and/or best practices, and other purposes.

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}