



Planning Commission Public Hearing Agenda

Wednesday, November 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. Announcements
- E. New Business

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|----------------------------|--|
| 1. Case Number: | SUP2022-00060 |
| Applicant: | FSC Healthcare LLC jointly with First Senior Center, LLC |
| Contact: | Van Tran |
| Phone Number: | 770.289.2665 |
| Zoning: | M-1 |
| Location: | 5555 Oakbrook Parkway, Building 500 |
| Map Number: | R6197 143 |
| Acreage: | 10.26 |
| Proposed Development: | Adult Day Care |
| Additional Request: | Variance |
| Commission District: | (2) Ku |
| Department Recommendation: | APPROVAL WITH CONDITIONS |

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|----------------------------|------------------------------------|
| 2. Case Number: | SUP2022-00063 |
| Applicant: | Litao Li |
| Contact: | c/o Andersen, Tate, and Carr, P.C. |
| Phone Number: | Anre D. Washington |
| Zoning: | 770.822.0900 |
| Location: | R-75 |
| Map Number: | 4616 Old Norcross Rd |
| Acreage: | R6239 026 |
| Proposed Development: | 1.50 |
| Commission District: | Place of Worship |
| Department Recommendation: | (1) Carden |
| | DENIAL |

3. Case Number: **CIC2022-00029**
Applicant: Reside Partners, LLC
c/o Andersen Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: MU-R
Locations: 2900 Block of Buford Drive
1400 Block of Laurel Crossing Parkway
Map Numbers: R7146 001, 007, 031, and 050
Acreage: 18.19
Units: 378
Proposed Development: Mixed-Use Development
Additional Request: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **CIC2022-00030**
Applicant: Berean Christian Church Gwinnett
Contact: Chuck Ross
Phone Number: 770.962.0100
Zoning: R-100
Location: 1465 Highpoint Road
Map Number: R6086 264
Acreage: 16.50
Square Footage: 640
Proposed Development: Accessory Building
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZR2022-00032**
Applicant: Mohawk Group, LLC
Contact: J. Ethan Underwood
Phone Number: 770.781.4100
Zoning Change: R-100 to R-75
Location: 794 Tab Roberts Road
Map Number: R7085 005B
Acreage: 6.18
Units: 14
Proposed Development: Single-Family Detached Subdivision
Additional Request: Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **RZR2022-00033**
Applicant: Tamara Buta
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730
Zoning Change: RA-200 to R-100
Location: 932 Auburn Road
Map Number: R2001 017
Acreage: 4.65
Lots: 5
Proposed Development: Single-Family Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZR2022-00034**
Applicant: Casgwyn Construction, LLC
c/o Andersen Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-60
Location: 2905 Fence Road
Map Number: R5305 001
Acreage: 14.27
Units: 28
Proposed Development: Single Family Detached Residential
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
8. Case Number: **RZR2022-00035**
Applicant: CKK Development
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: RA-200 to OSC
Location: 3883 Ridge Road
Map Number: R1004 003
Acreage: 18.73
Lots: 46
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case Number: **RZC2022-00041**
Applicant: Cornerstone Baptist Church
c/o Andersen, Tate & Carr, P.C.
Contact: Melody Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: R-100 to MU-C
Location: 1400 Grayson Hwy
Map Number: R5138 121
Acreage: 10.66
Units: 84
Proposed Development: Mixed-Use Development
Additional Requests: Waiver and Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **RZC2022-00043**
Applicant: Orazie LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: O-I to C-2
Locations: 4037 and 4057 Annistown Road
Map Numbers: R6020 233 and 234
Acreage: 2.04
Square Footage: 9,000
Proposed Development: Kennel with Outdoor Dog Run
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
11. Case Number: **SUP2022-00059**
Applicant: Orazie LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: O-I
Locations: 4037 and 4057 Annistown Road
Map Numbers: R6020 233 and 234
Acreage: 2.04
Square Footage: 9,000
Proposed Development: Kennel with Outdoor Dog Run
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment