

**Planning Commission Public Hearing Agenda
Wednesday, November 2, 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: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-Yes; James-Yes}
- D. Announcements
- E. New Business

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

2. Case Number: **SUP2022-00063**
Applicant: Litao Li
c/o Andersen, Tate, and Carr, P.C.
Contact: Anre D. Washington
Phone Number: 770.822.0900
Zoning: R-75
Location: 4616 Old Norcross Rd
Map Number: R6239 026
Acreage: 1.50
Proposed Development: Place of Worship
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial without Prejudice; 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: **CIC2022-00029 (Public Hearing Held)**
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**
{Action: Tabled to December 5, 2022; 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: **CIC2022-00030**
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**
{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}

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**
{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}

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 Detached Subdivision
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}

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**
{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}

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**
{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}
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**
{Action: Approval with Conditions; Motion: Williams; Second: Archer; Vote: 8-1: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; Okoye-No; James-Yes}

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**
{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. 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**
{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}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

{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}