



Planning Commission Public Hearing Agenda

Wednesday, February 8, 2023, 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

- 1. Case Number: **SUP2023-00006 (Renewal)**
Applicant: Chang Won Jung
Contact: Chang Won Jung
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: **APPROVAL WITH CONDITIONS**

- 2. Case Number: **SUP2023-00007**
Applicant: Jessica Becerra
Contact: Jessica Becerra
Phone Number: 678.343.7185
Zoning: R-100
Location: 2300 Ridgedale Drive
Map Number: R5071 188
Acreage: 3.0
Square Footage: 1,830
Proposed Development: Accessory Buildings
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **CIC2023-00003**
Applicant: HAB Group 3, LLC
Contact: Darrell Baker
Phone Number: 404.977.2470
Zoning: C-3
Locations: 2100 Pleasant Hill Road and 3380 Satellite Boulevard
Map Numbers: R6232 003 and 059
Acreage: 4.21
Square Footage: 50,820
Proposed Development: Automobile Sales and Related Service
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **CIC2023-00004**
Applicant: Jim Warren
Contact: Jim Warren
Phone Number: 404.401.7656
Zoning: TND
Location: 1274 Old Peachtree Road
Map Number: R7104 029
Acreage: 14.54
Lots: 100
Proposed Development: Traditional Neighborhood Development
Commission Districts: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **CIC2023-00005**
Applicant: Sundial Capital, LLC
c/o Andersen Tate & Carr, P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning: C-2
Location: 1860 Atkinson Road
Map Number: R7081 030
Acreage: 4.96
Units: 15,025
Proposed Development: Multi-Tenant Restaurant and Retail Building
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **RZR2023-00004**
Applicant: Crogan Street LLC
Contact: William Nash
Phone Number: 678.206.7887
Zoning Change: R-100 to OSC
Locations: 3462 and 3482 Skyland Drive
Map Numbers: R5035 006A and 081
Acreage: 14.66
Lots: 29
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
7. Case Number: **RZR2023-00005**
Applicant: David Pearson Communities
Contact: Doug Patten
Phone Number: 770.294.1974
Zoning Change: R-100 to R-SR
Location: 1788 Temple Johnson Road
Map Number: R5067 003
Acreage: 13.40
Lots: 25
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZR2023-00006**
Applicant: David Pearson Communities
Contact: Doug Patten
Phone Number: 770.294.1974
Zoning Change: R-100 to R-SR
Location: 1788 Temple Johnson Road
Map Number: R5067 003
Acreage: 38.89
Lots: 147
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case:	Alternate Architecture Review
Applicant:	Stone Mountain Nissan
Contact:	James R. Jewett
Phone Number:	248.324.8800
Zoning:	C-3
Location:	4275 Stone Mountain Hwy
Map Number:	R6055 006
Acreage:	6.02
Proposed Development:	Automobile Sales and Related Service
Commission District:	(2) Ku
Department Recommendation:	APPROVAL WITH CONDITIONS

10. **UDO2023-00001** - An amendment to the Unified Development Ordinance of Gwinnett County; Title 3, Development and Permitting, to add clarifying language, remove obsolete information, update regulations based on current and/or best practices, and other purposes.

F. Audience Comments

G. Committee Reports

H. Comments by Staff and Planning Commission

I. Adjournment