

**Planning Commission Public Hearing Agenda****Wednesday, February 8, 2023, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Nick Nicolosi, Anthony Crotser, MB Strickland, Ben Archer, Glen Williams, Chris Franklin, Sandy Donatucci, Imran Niazi

- 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: Nicolosi; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Approved with Conditions; Motion: Niazi; Second: Nicolosi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**  
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

4. Case Number: **CIC2023-00004 (Public Hearing Held)**  
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**  
{Action: Tabled To: March 7, 2023; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**  
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Tabled To: March 7, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
7. Case Number: **RZR2023-00005 (Public Hearing Held)**  
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**  
{Action: Tabled To: March 7, 2023; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

8. Case Number: **RZR2023-00006 (Public Hearing Held)**  
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**  
{Action: Tabled To: March 7, 2023; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Tabled To: March 7, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

10. UDOA2023-00001 - 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

{Motion: Strickland; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}