



**Planning Commission Public Hearing Agenda**

**Tuesday, April 11, 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. Approval of Minutes:
  - March 7, 2023
  - March 8, 2023
- E. Announcements
- F. Old Business

- 1. Case Number: **CIC2023-00009**  
Applicant: Stor Lilga Five Forks, LLC  
c/o Dillard Sellers  
Contact: Baxter Russell  
Phone Number: 404.665.1224  
Zoning: C-3  
Location: 4139 Five Forks Trickum Road  
Map Number: R6090 117  
Acreage: 2.14  
Square Footage: 54,000 (proposed) and 23,068 (existing)  
Proposed Development: Self-Storage Facility  
Additional Requests: Waiver and Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **RZR2023-00008**  
Applicant: James H. Barge  
Contact: James H. Barge  
Phone Number: 770.778.5854  
Zoning Change: OSC to RA-200  
Location: 1525 Knight Circle  
Map Number: R4247 004  
Acreage: 11.58  
Proposed Development: Agricultural Uses  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **SUP2023-00016**  
Applicant: James H. Barge  
Contact: James H. Barge  
Phone Number: 770.778.5854  
Zoning: RA-200 (proposed)  
Location: 1525 Knight Circle  
Map Number: R4247 004  
Acreage: 11.58  
Proposed Development: Special Events Facility  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **SUP2023-00015**  
Applicant: Stanislav Pascaru  
Contact: Stanislav Pascaru  
Phone Number: 267.968.5413  
Zoning: C-2  
Location: 3660 Hewatt Court  
Map Number: R6053 168  
Acreage: 0.50  
Square Footage: 5,040  
Proposed Development: Automobile Repair Shop  
Additional Request: Variance  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

2. Case Number: **RZR2023-00009**  
Applicant: Gwinnett Development Corporation  
c/o Mahaffey Pickens Tucker LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: RA-200 to TND  
Location: 4550 Clack Road  
Map Number: R2004 006  
Acreage: 22.93  
Units: 83  
Proposed Development: Traditional Neighborhood Development  
Additional Requests: Variance and Waiver  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**
3. Case Number: **RZR2023-00010**  
Applicant: Kimberly Burroughs  
Contact: Kimberly Burroughs  
Phone Number: 865.591.0787  
Zoning Change: RA-200 to R-100  
Location: 4776 Braselton Highway  
Map Number: R3003 019  
Acreage: 3.38  
Lots: 5  
Proposed Development: Single-Family Residential Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZC2023-00006**  
Applicant: Dean Gates  
Contact: Dean Gates  
Phone Number: 770.375.9296  
Zoning Change: R-75 to M-2  
Location: 2900 Block of Gravitt Trail  
Map Number: R6260 002  
Acreage: 9.77  
Square Footage: 672  
Proposed Development: Sawmill and Logging Facility  
Additional Requests: Variances and Waiver  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **RZC2023-00010**  
Applicant: Dean Gates  
Contact: Dean Gates  
Phone Number: 770.375.9296  
Zoning Changes: C-2 and R-75 to C-3  
Location: 4196 Buford Highway  
Map Number: R6260 003A  
Acreage: 1.67  
Square Footage: 456  
Proposed Development: Outdoor Display and Sales (Landscape Materials)  
Additional Request: Waiver  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZC2023-00008**  
Applicant: Gwinnett County  
Contact: Daniel Robinson  
Phone Number: 678.518.6082  
Zoning Change: C-2 to MU-R  
Locations: 5525 Bermuda Road and 1955 West Park Place Boulevard  
Map Numbers: R6060 006 and 080 (partial)  
Acreage: 31.10  
Units: 255  
Square Footage: 163,208  
Proposed Development: Mixed-Use Development  
Additional Request: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZM2022-00026**  
Applicant: Brand Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-TH to RM-24  
Location: 1151 Rock Springs Road  
Map Number: R7147 407  
Acreage: 7.39  
Units: 177  
Proposed Development: Apartments  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

8. Case Number: **RZM2022-00027**  
Applicant: Brand Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: C-2 to MU-R  
Locations: 1117, 1173 Tech Center Drive, and 2672 Buford Drive  
Map Numbers: R7132 006, 043, and R7147 193  
Acreage: 6.37  
Units: 93  
Proposed Development: Apartments  
Additional Requests: Variances and Alternative Architectural Review  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZM2022-00028**  
Applicant: Brand Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: C-2 to RM-24  
Locations: 2445 and 2455 Tech Center Parkway  
Map Numbers: R7132 003 and 044  
Acreage: 2.92  
Units: 37  
Proposed Development: Apartments  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **RZM2023-00006**  
Applicant: Park Place Development, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 to HRR  
Location: 3110 Financial Center Way  
Map Number: R7175 005B  
Acreage: 9.55  
Units: 286  
Proposed Development: Apartments  
Additional Requests: Alternative Architecture Review, Waiver and Variances  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

11. Case Number: **RZM2023-00008**  
Applicant: One Street Residential, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: O-I to RM-13  
Location: 5320 Jimmy Carter Boulevard  
Map Number: R6195 033  
Acreage: 6.44  
Units: 72  
Proposed Development: Apartments  
Additional Request: Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

12. **UDOA2023-00002** **ADMINISTRATIVELY HELD**  
**UNIFIED DEVELOPMENT**  
**ORDINANCE AMENDMENT**

13. **READOPTON AND** **ADMINISTRATIVELY HELD**  
**RECERTIFICATION OF THE**  
**OFFICIAL GWINNETT**  
**COUNTY ZONING MAP**

H. Audience Comments

I. Committee Reports

J. Comments by Staff and Planning Commission

K. Adjournment