

Planning Commission Public Hearing Agenda**Tuesday, April 11, 2023, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: Chris Franklin

- 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: Strickland; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

- D. Approval of Minutes:

- March 7, 2023

{Action: Approved; Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

- March 8, 2023

{Action: Approved; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

- 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**
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

2. Case Number: **RZR2023-00008 (Public Hearing Held)**
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**
{Action: Tabled to May 2, 2023; Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

3. Case Number: **SUP2023-00016 (Public Hearing Held)**
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**
{Action: Tabled to May 2, 2023; Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Denied; Motion: Strickland; Second: Crotser; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Tabled to May 2, 2023; Motion: Donatucci; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Approved with Conditions; Motion: Donatucci; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Tabled to June 6, 2023; Motion: Nicolosi; Second: Niazi; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**

{Action: Tabled to June 6, 2023; Motion: Nicolosi; Second: Niazi; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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

{Action: Tabled to May 2, 2023; Motion: Strickland; Second: Crotser; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Tabled to May 2, 2023; Motion: Donatucci; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Tabled to May 2, 2023; Motion: Donatucci; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Tabled to May 2, 2023; Motion: Donatucci; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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
Locations: 3110 Financial Center Way
Map Numbers: 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**
{Action: Tabled to May 2, 2023; Motion: Donatucci; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}

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**
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 6-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Franklin-Absent; Donatucci-Yes}

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

{Action: Approved; Motion: Strickland; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes}