



**Planning Commission Public Hearing Agenda**

**Tuesday, May 2, 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:
  - April 11, 2023
- E. Announcements
- F. Old Business

- 1. Case Number: **SUP2023-00001(Public Hearing Held 1/3/2023)**
  - Applicant: Fabio Mattioli
  - Contact: Fabio Mattioli
  - Phone Number: 678.485.7913
  - Zoning: M-1
  - Location: 4140 Arcadia Industrial Circle
  - Map Number: R6132 046
  - Acreage: 1.50
  - Square Footage: 7,500
  - Proposed Development: Automobile Repair and Body Shop
  - Additional Request: Variance
  - Commission District: (2) Ku
  - Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **RZR2023-00008 (Public Hearing Held 4/11/2023)**  
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 (Public Hearing Held 4/11/2023)**  
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**
4. 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**

5. 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 Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. 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**
7. 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**

8. 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**
9. 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**
- G. New Business
1. Case Number: **SUP2023-00018**  
Applicant: Foundry Investment Group, LLC  
Contact: Robert Jackson Wilson  
Phone Number: 770.962.9780  
Zoning: C-2  
Location: 1009 Oak Road  
Map Number: R6078 123  
Acreage: 2.96  
Square Footage: 99,792  
Proposed Development: Self-Storage Facility  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. **SUP2023-000021**

**ADMINISTRATIVELY HELD**

3. Case Number:

**SUP2023-00023**

Applicant:

Tina Partridge  
c/o Alliance Engineering and Planning

Contact:

Tyler Lasser

Phone Number:

770.225.4730 Ext.819

Zoning:

RA-200

Location:

4688 Braselton Highway

Map Number:

R3003 018A

Acreage:

1.00

Units:

1

Proposed Development:

Manufactured Home

Additional Request:

Variance

Commission District:

(4) Holtkamp

Department Recommendation:

**APPROVAL WITH CONDITIONS**

4. **SUP2023-000024**

**ADMINISTRATIVELY HELD**

5. Case Number:

**CIC2023-00013**

Applicant:

SAFStor Real Estate Co., LLC  
c/o J. Alexander Brock, Smith Gambrell & Russell, LLP

Contact:

Alexander Brock

Phone Number:

404.815.3603

Zoning:

C-2

Location:

3575 Centerville Highway

Map Number:

R6013 079

Acreage:

2.22

Square Footage:

99,000

Proposed Development:

Self-Storage Facility

Commission District:

(2) Ku

Department Recommendation:

**DENIAL**

6. Case Number:

**SUP2023-00022**

Applicant:

SAFStor Real Estate Co  
c/o J. Alexander Brock, Smith Gambrell & Russell, LLP

Contact:

Alexander Brock

Phone Number:

404.815.3603

Zoning:

C-2

Location:

3575 Centerville Highway

Map Number:

R6013 079

Acreage:

2.22

Units:

99,000

Proposed Development:

Self-Storage

Commission District:

(2) Ku

Department Recommendation:

**DENIAL**

- |                            |  |
|----------------------------|--|
| 7. Case Number:            | <b>RZC2023-00014</b>   |
| Applicant:                 | Bill Loomis  |
| Contact:                   | Bill Loomis  |
| Phone Number:              | 404.233.5453   |
| Zoning Change:             | C-1 to O-I   |
| Location:                  | 5000 Block of Singleton Road                                   |
| Map Number:                | R6186 096  |
| Acreage:                   | 0.11   |
| Units:                     | 700  |
| Proposed Development:      | Senior Housing   |
| Additional Requests:       | Variances  |
| Commission District:       | (2) Ku   |
| Department Recommendation: | <b>APPROVAL WITH CONDITIONS</b>                                |
| 8. Case Number:            | <b>CIC2023-00014</b>   |
| Applicant:                 | Bill Loomis  |
| Contact:                   | Bill Loomis  |
| Phone Number:              | 404.233.5453   |
| Zoning:                    | O-I (proposed)   |
| Locations:                 | 5054, 5064 Singleton Road, and<br>5000 Block of Singleton Road |
| Map Numbers:               | R6186 012, 013, 096  |
| Acreage:                   | 3.37   |
| Units:                     | 700  |
| Proposed Development:      | Senior Housing   |
| Additional Requests:       | Variances  |
| Commission District:       | (2) Ku   |
| Department Recommendation: | <b>APPROVAL WITH CONDITIONS</b>                                |
| 9. <b>RZM2023-00010</b>    | <b>ADMINISTRATIVELY HELD</b>                                   |
| 10. <b>RZC2023-00011</b>   | <b>ADMINISTRATIVELY HELD</b>                                   |
| 11. <b>SUP2023-00025</b>   | <b>ADMINISTRATIVELY HELD</b>                                   |

12. Case Number: **RZM2023-00009**  
Applicant: Imperium Development Partners, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 and M-1 to HRR  
Locations: 3108 McGinnis Ferry Road and  
3211 Shawnee Industrial Way  
Map Numbers: R7168 007 and R7168 008A (portion)  
Acreage: 6.84  
Units: 240  
Proposed Development: Apartments  
Additional Requests: Variances  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

13. **RZM2023-00011** **ADMINISTRATIVELY HELD**

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

15. **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