
Planning Commission Public Hearing Agenda**Tuesday, May 2, 2023, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: Nick Nicolosi

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

- D. Approval of Minutes:

- April 11, 2023

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

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

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

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**
{Action: Denied; Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Denied without Prejudice; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

5. Case Number: **RZC2023-00008 (PUBLIC HEARING HELD 5/2/2023)**
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**
{Action: Tabled to June 6, 2023; Motion: Crotser; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Tabled to June 6, 2023; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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

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

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

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

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

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

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

7. Case Number: **RZC2023-00014**
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: **APPROVAL WITH CONDITIONS**
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote:
6-0-1: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes;
Williams-Abstained; Franklin-Yes; Donatucci-Yes}

8. Case Number: **CIC2023-00014**
Applicant: Bill Loomis
Contact: Bill Loomis
Phone Number: 404.233.5453
Zoning: O-1 (proposed)
Locations: 5054, 5064 Singleton Road, and
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: **APPROVAL WITH CONDITIONS**
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 6-0-1: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes}
9. **RZM2023-00010** **ADMINISTRATIVELY HELD**
10. **RZC2023-00011** **ADMINISTRATIVELY HELD**
11. **SUP2023-00025** **ADMINISTRATIVELY HELD**
12. Case Number: **RZM2023-00009 (PUBLIC HEARING HELD 5/2/2023)**
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**
{Action: Tabled to June 6, 2023; Motion: Niazi; Second: Crotser; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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

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

15. **READOPTION 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: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}