



**Planning Commission Public Hearing Agenda**

**Tuesday, June 6, 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:
  - May 2, 2023
- E. Announcements
- F. Old Business

1. 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: Wood Chipping, Shredding and Log Splitting Facility  
 Additional Requests: Variances and Waiver  
 Commission District: (1) Carden  
 Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **RZC2023-00010**  
 Applicant: Dean Gates  
 Contact: Dean Gates  
 Phone Number: 770.375.9296  
 Zoning Change: 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 Requests: Variances and Waiver  
 Commission District: (1) Carden  
 Department Recommendation: **APPROVAL WITH CONDITIONS**

3. 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**
4. 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**
5. 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: Mixed-Use Development  
Additional Requests: Variances and Alternative Architectural Review  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. 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**
7. 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 Architectural Review, Waiver, and Variances  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. 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**

9. Case Number: **SUP2023-00022**  
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**

10. 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 Request: Variance  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **SUP2022-00071**  
Applicant: Carlos Josue Zolorsano  
Contact: Catalina Morales  
Phone Number: 770.580.5023  
Zoning: C-2  
Location: 3886 Buford Highway  
Map Number: R6266 008  
Acreage: 1.69  
Proposed Development: Automobile Sales  
Additional Request: Variance  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**

2. Case Number: **CIC2023-00011**  
Applicant: 6590 Sugarloaf Investments, LLC  
c/o Andersen, Tate & Carr, P.C.  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning: C-2  
Location: 6590 Sugarloaf Parkway  
Map Number: R7122 185  
Acreage: 1.63  
Proposed Development: Retail and Restaurant with Drive Through  
Additional Request: Alternative Architectural Review  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. **RZR2023-00012** **ADMINISTRATIVELY HELD**
4. **RZC2022-00045** **ADMINISTRATIVELY HELD**
5. **RZM2022-00047** **ADMINISTRATIVELY HELD**
6. Case Number: **RZM2023-00005**  
Applicant: Pioli PSG, LLC  
Contact: Chris Cho  
Phone Number: 201.401.9070  
Zoning Change: MU-R to HRR  
Location: 1000 Block of Old Peachtree Road  
Map Number: R7124 107  
Acreage: 3.65  
Units: 100  
Proposed Development: Apartments  
Additional Requests: Variances  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

7. Case Number: **RZM2023-00012**  
Applicant: Birge & Held c/o Brendan Majev  
Contact: Baxter Russell  
Phone Number: 404.665.1224  
Zoning Change: RM-13 to RM-24  
Locations: 1385 Winder Highway  
1300 Block of Winder Highway  
Map Numbers: R5239 010 and 019  
Acreage: 4.88  
Units: 72  
Proposed Development: Apartments  
Additional Requests: Variances  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

8. Case Number: **RZM2022-00045**  
Applicant: CKK Development  
Contact: Andy Lunsford  
Phone Number: 678.314.0466  
Zoning Change: R-75 to RM-13  
Location: 1085 Winder Highway  
Map Numbers: R5210 010  
Acreage: 5.50  
Units: 72  
Proposed Development: Apartments  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

H. Audience Comments

I. Committee Reports

J. Comments by Staff and Planning Commission

K. Adjournment