

Planning Commission Public Hearing Agenda**Tuesday, June 6, 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, 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: Archer; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
- D. Approval of Minutes:
 - May 2, 2023
{Action: Approved; Motion: Strickland; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
- 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**
{Action: Tabled to August 1, 2023; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Tabled to August 1, 2023; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Tabled to July 10, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Denied; Motion: Donatucci; Second: Franklin; Vote: 5-1-2: Niazi-Abstained; Nicolosi-Abstained; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Denied; Motion: Donatucci; Second: Franklin; Vote: 5-1-2: Niazi-Abstained; Nicolosi-Abstained; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Denied; Motion: Donatucci; Second: Franklin; Vote: 5-1-2: Niazi-Abstained; Nicolosi-Abstained; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Denied; Motion: Donatucci; Second: Franklin; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Tabled to July 10, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Tabled to July 10, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-
Yes}

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**
{Action: Tabled to July 10, 2023; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-
Yes}

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**
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 7-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes}
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**
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 6-0-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Abstained}

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**
{Action: Denied; Motion: Archer; Second: Williams; Vote: 7-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Yes}

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**
{Action: Denied without Prejudice; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

H. Audience Comments

I. Committee Reports

J. Comments by Staff and Planning Commission

K. Adjournment

{Action: Approved; Motion: Strickland; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}