

**Planning Commission Public Hearing Agenda****Wednesday, June 7, 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: Strickland; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

D. Announcements

E. New Business

- 1. Case Number: **SUP2023-00021**  
Applicant: Notting Hill Inc.  
Contact: Claude Letourneau  
Phone Number: 404.680.5213  
Zoning: C-2  
Location: 3473 Old Norcross Road  
Map Number: R6232 103  
Acreage: 6.65  
Square Footage: 44,061  
Proposed Development: Outdoor Storage  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**  
{Action: Denied; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
- 2. **SUP2023-00024** **ADMINISTRATIVELY HELD**
- 3. **SUP2023-00028** **ADMINISTRATIVELY HELD**

4. Case Number: **RZC2023-00012 (Public Hearing Held 6/7/2023)**  
Applicant: Sadeghy Property Investment, LLC  
Contact: W. Charles Ross  
Phone Number: 770.962.0100  
Zoning Change: M-1 and R-75 to C-3  
Location: 4176 Buford Highway  
Map Number: R6260 012  
Acreage: 2.5  
Proposed Development: Automobile Sales  
Additional Requests: Variance and Waiver  
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}
5. Case Number: **RZC2023-00013**  
Applicant: Lidl US, LLC  
Contact: John Risher  
Phone Number: 703.859.5469  
Zoning Change: R-100 to C-1  
Locations: 32 Ozora Road  
40 Block of Ozora Road  
Map Numbers: R5155 013, 086, and 088  
Acreage: 5.79  
Square Footage: 26,864  
Proposed Development: Grocery Store  
Additional Requests: Variances and Alternative Architectural Review  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

6. Case Number: **RZM2023-00011**  
Applicant: Jason E. Williams  
Contact: Jason E. Williams  
Phone Number: 770.571.5772  
Zoning Change: R-75 to R-TH  
Location: 1047 Indian Trail Lilburn Road  
Map Number: R6173 006  
Acreage: 1.01  
Units: 5  
Proposed Development: Townhouses  
Additional Requests: Waivers  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

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

7. **UDO2023-00002** - An amendment to the Unified Development Ordinance of Gwinnett County; Title 1: Administration, Title 2: Land Use and Zoning, Title 3: Development and Permitting, and Appendix Sections 1.0 through 5.0, to add clarifying language, remove obsolete information, update regulations based on current and/or best practices, and other purposes.

{Action: Approved in part Section 220-50 and Section 270-20, Remainder Tabled to August 1, 2023; Motion: Crotser; Second: Archer; Vote: 7-0-1: Niazi-Yes; Nicolosi-Out of Room; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

F. Audience Comments

G. Committee Reports

H. Comments by Staff and Planning Commission

I. Adjournment

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