



**Planning Commission Public Hearing Agenda**

**Monday, July 10, 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:
  - June 6, 2023
  - June 7, 2023
- E. Announcements
- F. Old 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: **CIC2023-00013**  
Applicant: SAFStor Real Estate Co, LLC  
c/o Alexander Brock, Smith, Gambrell & Russel, LLP  
Alexander Brock  
Phone Number: 404.815.3603  
Zoning: C-2  
Location: 3575 Centerville Highway  
Map Number: R6013 079  
Acreage: 2.22  
Square Feet: 99,000  
Proposed Development: Self-Storage Facility  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
3. Case Number: **SUP2023-00022**  
Applicant: SAFStor Real Estate Co, LLC  
c/o Alexander Brock, Smith, Gambrell & Russel, LLP  
Alexander Brock  
Phone Number: 404.815.3603  
Zoning: C-2  
Location: 3575 Centerville Highway  
Map Number: R6013 079  
Acreage: 2.22  
Square Feet: 99,000  
Proposed Development: Self-Storage Facility  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
4. 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  
Location: 5525 Bermuda Road and 1955 West Park Place  
Boulevard  
Map Numbers: R6060 006 and 080 (partial)  
Acreage: 31.10  
Units: 255  
Square Feet: 163,208  
Proposed Development: Mixed-Use Development  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. 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: 2.50  
Proposed Development: Automobile Sales  
Additional Requests: Variance and Waiver  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**

G. New Business

1. Case Number: **SUP2023-00017**  
Applicant: Andy Harrell - Hi-Hope Service Center, Inc.  
Contact: Andy Herrell  
Phone Number: 478.954.1710  
Zoning: R-100  
Location: 3384 Skyland Drive  
Map Number: R5062 010  
Acreage: 2.53  
Square Feet: 2,624  
Proposed Development: Community Living Arrangement (Renewal)  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2023-00024**  
Applicant: Pamela Butler  
Contact: Pamela Butler  
Phone Number: 678.516.7696  
Zoning: R-100  
Location: 5005 Bryant Drive  
Map Number: R4334 122  
Acreage: 3.40  
Proposed Development: Community Living Arrangement (Renewal)  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2023-00032**  
Applicant: Yenmy Matos Reyes  
Contact: Yesion Reyes Matos  
Phone Number: 404.553.5143  
Zoning: C-2  
Location: 3083 Breckinridge Boulevard Suite #170  
Map Number: R6205 103  
Acreage: 2.18  
Square Feet: 1,400  
Proposed Development: Tattoo Parlor (Renewal)  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number: **SUP2023-00037**  
Applicant: Nicole Legister  
Contact: Nicole Legister  
Phone Number: 203.524.3106  
Zoning: C-2  
Location: 1950 Satellite Boulevard  
Map Number: R7122 226  
Acreage: 4.0  
Square Feet: 2,700  
Proposed Development: Microblading (Tattoo)  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **SUP2023-00031**  
Applicant: ArborForce Tree Services, LLC  
Contact: Richard J. Dreger, Esq.  
Phone Number: 678.566.6901  
Zoning: M-1  
Location: 2716 Oak Road  
Map Number: R5014 042  
Acreage: 8.45  
Proposed Development: Wood Chipping, Shredding, and Log Splitting  
Additional Requests: Variances and Waivers  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
6. Case Number: **RZC2023-00016**  
Applicant: Tramanh Nguyen  
Contact: Jenny Jang  
Phone Number: 678.492.0361  
Zoning Change: O-1 to C-1  
Location: 2103 Braselton Highway  
Map Number: R7099 002  
Acreage: 4.44  
Square Feet: 32,972  
Proposed Development: Shopping Center  
Additional Request: Variance  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

7. Case Number: **RZC2023-00011**  
Applicant: Stanton Porter  
Contact: Stanton Porter  
Phone Number: 470.997.2010  
Zoning Change: MH to C-2  
Location: 3650 Loganville Highway and 259 Willowwind Drive  
  
Map Numbers: R5162 005 and 058  
Acreage: 1.22  
Square Feet: 4,583  
Proposed Development: Car Wash  
Additional Requests: Variances and Waivers  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
8. Case Number: **SUP2023-00025**  
Applicant: Stanton Porter  
Contact: Stanton Porter  
Phone Number: 470.997.2010  
Zoning Change: C-2 (Proposed)  
Location: 3650 Loganville Highway and 259 Willowwind Drive  
  
Map Numbers: R5162 005 and 058  
Acreage: 1.22  
Square Feet: 4,583  
Proposed Development: Car Wash  
Additional Requests: Variances and Waiver  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
9. Case Number: **RZM2023-00010**  
Applicant: Stanton Porter  
Contact: Stanton Porter  
Phone Number: 470.997.2010  
Zoning Change: MH to R-TH  
Location: 3650 Loganville Highway and 259 Willowwind Drive  
  
Map Numbers: R5162 005 and 058  
Acreage: 7.53  
Units: 51  
Proposed Development: Townhouses  
Additional Requests: Variance  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

10. Case Number: **RZC2023-00017**  
Applicant: Nabeel Group of Companies, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: R-75 to C-1  
Location: 600 Block of Winder Highway  
Map Number: R5207 015 (portion)  
Acreage: 2.86  
Square Feet: 12,000  
Proposed Development: Multi-tenant Commercial Building  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

11. Case Number: **RZM2023-00015**  
Applicant: Nabeel Group of Companies, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: R-75 to R-TH  
Location: 600 Block of Winder Highway  
Map Number: R5207 015 (portion)  
Acreage: 3.02  
Units: 30  
Proposed Development: Townhouses  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment