

Planning Commission Public Hearing Agenda**Monday, July 10, 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. Approval of Minutes:

- June 6, 2023

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

- June 7, 2023

{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}

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

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

2. Case Number: **CIC2023-00013**
Applicant: SAFStor Real Estate Co, LLC
c/o Alexander Brock, Smith, Gambrell & Russel, LLP
Contact: 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**
{Action: Denial; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
3. Case Number: **SUP2023-00022**
Applicant: SAFStor Real Estate Co, LLC
c/o Alexander Brock, Smith, Gambrell & Russel, LLP
Contact: 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**
{Action: Denial; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Tabled to August 1, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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**
{Action: Approval 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: **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**
{Action: Approval 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}

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

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

6. Case Number: **RZC2023-00016**
(PUBLIC HEARING HELD 7/10/2023)
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**
{Action: Tabled to September 5, 2023; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Denial; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
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**
{Action: Denial; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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

10. Case Number: **RZC2023-00017**
(PUBLIC HEARING HELD 7/10/2023)
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**
{Action: Tabled to September 5, 2023; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

11. Case Number: **RZM2023-00015**
(PUBLIC HEARING HELD 7/10/2023)
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**
{Action: Tabled to September 5, 2023; Motion: Williams; Second: Archer; 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}