



Planning Commission Public Hearing Agenda

Tuesday, August 1, 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:
 - July 10, 2023
 - July 11, 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: **SUP2023-00026 (PUBLIC HEARING HELD 7/11/2023)**
 Applicant: Bernadino D'Almeida
 Contact: Bernadino D'Almeida
 Phone Number: 404.422.1869
 Zoning: M-1
 Location: 4139 Arcadia Industrial Circle
 Map Number: R6125 022
 Acreage: 0.99
 Square Feet: 7,533
 Proposed Development: Automobile Repair and Automobile Body Repair
 (Renewal)
 Commission District: (2) Ku
 Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **RZC2023-00006**
Applicant: Dean Gates
Contact: Dean Gates
Phone Number: 770.375.9296
Zoning: 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**
4. Case Number: **RZC2023-00010**
Applicant: Dean Gates
Contact: Dean Gates
Phone Number: 770.375.9296
Zoning: 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**
5. Case Number: **RZC2023-00008 (PUBLIC HEARING HELD 5/2/2023)**
Applicant: Gwinnett County
Contact: Daniel Robinson
Phone Number: 678.518.6082
Zoning: 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
Square Footage: 163,208
Proposed Development: Mixed-Use Development
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **RZM2023-00016 (PUBLIC HEARING HELD 7/11/2023)**
Applicant: Syed Firoz
Contact: Syed Firoz
Phone Number: 470.269.0420
Zoning Change: R-100 to R-TH
Location: 2090 Elmwood Circle
Map Number: R6067 014
Acreage: 2.41
Units: 16
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZM2023-00017 (PUBLIC HEARING HELD 7/11/2023)**
Applicant: The Revive Land Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 1402 Alcovy Road
Map Number: R5237 003 (portion)
Acreage: 26.10
Units: 58
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
8. Case Number: **RZR2023-00011(PUBLIC HEARING HELD 7/11/2023)**
Applicant: Himanshu Karnwal
Contact: David Sonders, KES
Phone Number: 561.504.2224
Zoning Change: RA-200 to R-100
Location: 3251 Camp Branch Road
Map Number: R7180 007
Acreage: 8.97
Units: 8
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances and Waivers
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
9. **UDOA2023-00002** - 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.

G. New Business

1. Case Number: **SUP2023-00038**
Applicant: Mercita Flippen
Contact: Mercita Flippen
Phone Number: 678.462.1313
Zoning: R-75 CSO
Location: 1946 Hamilton Lake Parkway
Map Number: R1002 A420
Acreage: 0.16
Square Feet: 3,224
Proposed Development: Hair Salon (Renewal)
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
2. Case Number: **SUP2023-00045**
Applicant: Saifeddin Almoner
Contact: Saifeddin Almoner
Phone Number: 470.779.1454
Zoning: C-2
Location: 2120 Duluth Highway
Map Number: R7116 034
Acreage: 0.71
Square Feet: 660
Proposed Development: Car Wash
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**
3. Case Number: **CIC2023-00020**
Applicant: Teresa Curry, P.E., AXIS Infrastructure, LLC
Contact: Lorraine Canada
Phone Number: 678.778.1617
Zoning: C-2 to R-LL
Location: 720 Ridge Road
Map Numbers: R7065 398
Acreage: 0.99
Square Feet: 7,200
Proposed Development: Convenience Store with Fuel Pumps and Retail Uses
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**

4. Case Number: **CIC2023-00021**
Applicant: Covenant Life Church
Contact: Chris Hyatt
Phone Number: 770.356.5533
Zoning: R-100
Location: 1945 Lawrenceville Suwanee Road
Map Numbers: R7086 004
Acreage: 6.14
Square Feet: 19,850
Proposed Development: Private School
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **SUP2023-00042**
Applicant: Covenant Life Church
Contact: Chris Hyatt
Phone Number: 770.356.5533
Zoning: R-100
Location: 1925 and 1945 Lawrenceville Suwanee Road
Map Numbers: R7086 004 and 014
Acreage: 7.13
Square Feet: 19,850
Proposed Development: Private School
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **CIC2023-00022**
Applicant: Daniel P. Moore Esq.
Contact: Daniel P. Moore
Phone Number: 770.863.8924
Zoning: R-75 CSO
Location: 3400 Block of Hamilton Mill Road
Map Number: R7182 170
Acreage: 15.14
Proposed Development: Fence Removal
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZR2023-00014**
Applicant: Donald Rex Jones
Contact: Donald Rex Jones
Phone Number: 770.532.4021
Zoning: RA-200 to R-LL
Location: 1570 Ace McMillian Road
Map Numbers: R5280 002 (Portion of)
Acreage: 1.48
Lots: 2
Proposed Development: Single-Family Detached Residences
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

8. Case Number: **RZR2023-00015**
Applicant: Michael J. Migliore
Contact: W. Charles "Chuck" Ross, Esq.
Phone Number: 770.962.0100
Zoning: RA-200 to OSC
Location: 2300, 2306, 2326, and 2378 Kilgore Road
Map Numbers: R7185 007, 008A, and 489
Acreage: 22.42
Lots: 45
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZR2023-00016**
Applicant: Inline Communities, LLC
Contact: c/o Mahaffey Pickens Tucker LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-60
Location: 2276 Rabbit Hill Circle
Map Numbers: R7018 002
Acreage: 18.68
Lots: 67
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variance and Waiver
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **RZC2022-00045**
Applicant: Brand Properties
Contact: c/o Anderson, Tate, and Carr, P.C.
Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 and RA-200 to MU-R
Location: 3527 Sardis Church Road
2549 and 2555 Hamilton Mill Road
Map Numbers: R1001 019A, 256, and 368
R3002 146
Acreage: 5.0
Units: 40
Proposed Development: Mixed-Use Development
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

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| 11. Case Number:
Applicant:

Contact:
Phone Number:
Zoning Change:
Location:

Map Numbers:

Acreage:
Units:
Proposed Development:
Additional Requests:
Commission District:
Department Recommendation: | RZM2022-00047
Brand Properties
c/o Anderson, Tate, and Carr
Melody A. Glouton
770.822.0900
C-2 and RA-200 to RM-24
3527 and 3951 Sardis Church Road
2549 and the 2500 Block of Hamilton Mill Road
R1001 019A, 256, 456, and 368
R3002 146
34.36
660
Apartments
Variances and Waiver
(4) Holtkamp
APPROVAL WITH CONDITIONS |
| 12. Case Number:
Applicant:

Contact:
Phone Number:
Zoning Change:
Location:
Map Number:
Acreage:
Proposed Development:
Additional Requests:
Commission District:
Department Recommendation: | RZC2023-00020
Porro Property Group, LLC
c/o Alliance Engineering and Planning
Tyler Lasser
470.202.9321
C-2 to M-2
1610 Winder Highway
R5242 026
5.24
Automobile and Truck Storage Lot
Variances
(4) Holtkamp
DENIAL |
| 13. RZC2023-00021 | ADMINISTRATIVELY HELD |
| 14. SUP2023-00044 | AMINISTRATIVELY HELD |
| 15. Audience Comments | |
| 16. Committee Reports | |
| 17. Comments By Staff and Planning Commission | |
| 18. Adjournment | |