



Planning Commission Public Hearing Agenda

Tuesday, August 1, 2023, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, Anthony Crotser, MB Strickland, Ben Archer, Sandy Donatucci, Chris Franklin, Scott Haggard

Absent: Glen Williams

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-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- July 10, 2023

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

- July 11, 2023

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

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: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 6-2: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-No; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
3. Case Number: **RZC2023-00006(PUBLIC HEARING HELD 8/1/2023)**
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**
{Action: Tabled to September 5, 2023; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
4. Case Number: **RZC2023-00010 (PUBLIC HEARING HELD 8/1/2023)**
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**
{Action: Tabled to September 5, 2023; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Tabled to September 5, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Denial; Motion: Archer; Second: Strickland; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval as R-75 with Conditions; Motion: Archer; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Tabled to September 5, 2023; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

9. **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: Tabled to September 5, 2023; Motion: Crotser; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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

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**
{Action: Approval with Conditions; Motion: Niazi; Second: Nicolosi; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-No; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
3. Case Number: **CIC2023-00020**
Applicant: Teresa Curry, P.E., AXIS Infrastructure, LLC
Contact: Lorraine Canada
Phone Number: 678.778.1617
Zoning: C-2
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**
{Action: Denial; Motion: Franklin; Second: Donatucci; Vote: 7-0-1: Niazi-Abstained; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
6. Case Number: **CIC2023-00022 (PUBLIC HEARING HELD 8/1/2023)**
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**
{Action: Tabled to September 5, 2023; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Archer; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
9. Case Number: **RZR2023-00016**
Applicant: Inline Communities, LLC
c/o Mahaffey Pickens Tucker LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-60
Location: 2276 Rabbit Hill Circle
Map Number: 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**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
10. Case Number: **RZC2022-00045**
Applicant: Brand Properties
c/o Anderson, Tate, and Carr, P.C.
Contact: 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**
{Action: Tabled to September 5, 2023; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

11. Case Number: **RZM2022-00047**
Applicant: Brand Properties
c/o Anderson, Tate, and Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 and RA-200 to RM-24
Location: 3527 and 3951 Sardis Church Road
2549 and the 2500 Block of Hamilton Mill Road
Map Numbers: R1001 019A, 256, 456, and 368
R3002 146
Acreage: 34.36
Units: 660
Proposed Development: Apartments
Additional Requests: Variances and Waiver
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-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

12. Case Number: **RZC2023-00020**
Applicant: Porro Property Group, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: C-2 to M-2
Location: 1610 Winder Highway
Map Number: R5242 026
Acreage: 5.24
Proposed Development: Automobile and Truck Storage Lot
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

13. **RZC2023-00021** **ADMINISTRATIVELY HELD**

14. **SUP2023-00044** **ADMINISTRATIVELY HELD**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

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