



Planning Commission Public Hearing Agenda

Tuesday, September 5, 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

Via teleconference: 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: Archer; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- August 1, 2023

{Action: Approved; Motion: Strickland; Second: Archer; Vote: 8-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

E. Announcements

F. Old Business

1. 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: Denial; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. 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: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

3. Case Number: **RZC2022-00045**
Applicant: Brand Properties
c/o Andersen, 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
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

{Action: Tabled to October 3, 2023; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

4. Case Number: **RZM2022-00047**
Applicant: Brand Properties
c/o Andersen, Tate, and Carr, P.C.
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 Request: Waiver
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 3, 2023; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
5. 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: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 7-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-No; Williams-No; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
6. 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: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 7-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-No; Williams-No; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

7. 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 October 3, 2023; Motion: Strickland; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
8. 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: Denial; Motion: Franklin; Second: Donatucci; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
9. 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
Additional Requests: Variance and Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

10. 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: Denial; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

11. **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 October 3, 2023; Motion: Archer; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

G. New Business

1. Case Number: **SUP2023-00047**
Applicant: Cecilyn Murray - Barrett
Contact: Tanesia Robb
Phone Number: 404.438.1513
Zoning: R-100
Location: 3214 Lee Road SW
Map Number: R4318 034
Acreage: 1.00
Square Feet: 2,752
Proposed Development: Community Living Arrangement (Renewal)
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. Case Number: **RZR2023-00017**
Applicant: CKK Development
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: R-100 to TND
Location: 1558 Old Peachtree Road
Map Number: R7103 006
Acreage: 44.72
Units: 191
Proposed Development: Traditional Neighborhood Development
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval as R-75 with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
3. Case Number: **RZR2023-00018**
Applicant: Timothy and Yenhua Pugh
Contact: Tim Pugh
Phone Number: 706.372.6239
Zoning Change: O-I to R-100
Location: 3495 Hamilton Mill Road
Map Number: R7183 003B
Acreage: 0.85
Proposed Development: Single-Family Residence
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
4. Case Number: **RZC2023-00021**
Applicant: Paradise Evangelist Association Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: C-1 and R-100 to O-I
Location: 2838 Duluth Highway
Map Number: R6263 002A (Portion)
Acreage: 9.45
Units: 136
Proposed Development: Independent Living Retirement Community
Additional Requests: Variance and Waivers
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to October 3, 2023; Motion: Niazi; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

5. Case Number: **SUP2023-00044**
Applicant: Paradise Evangelist Association, Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning: O-I (Proposed)
Location: 2838 Duluth Highway
Map Number: R6263 002A (Proposed)
Acreage: 9.45
Proposed Development: Independent Living Retirement Community
Additional Requests: Variance and Waivers
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to October 3, 2023; Motion: Niazi; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
6. Case Number: **SUP2023-00053**
Applicant: Paradise Evangelist Association Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning: O-I (Proposed)
Location: 2838 Duluth Highway
Map Number: R6263 002A (Proposed)
Acreage: 9.45
Proposed Development: Maximum Building Height Increase
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to October 3, 2023; Motion: Niazi; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
7. Case Number: **RZC2023-00022 (PUBLIC HEARING HELD)**
Applicant: Middle Street Partners, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-75 to MU-R
Location: 1335 and 1355 Lawrenceville Highway
Map Numbers: R5082 005 (Portion) and 197
Acreage: 23.97
Units: 346
Square Feet: 36,600
Proposed Development: Mixed-Use Development
Additional Requests: Variances and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 3, 2023; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. **RZC2023-00024** **ADMINISTRATIVELY HELD**

9. **SUP2023-00050** **ADMINISTRATIVELY HELD**

10. Case Number: **RZC2023-00025**
Applicant: RK Patel Holdings, LLC
Contact: David A. Derusha
Phone Number: 678.410.1569
Zoning Change: O-I to C-1
Location: 1022 Indian Trail Lilburn Road
Map Number: R6173 505
Acreage: 0.76
Square Feet: 2,700
Proposed Development: Grocery Store
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **DENIAL**

{Action: Denial; Motion: Strickland; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

11. **RZC2023-00026** **ADMINISTRATIVELY HELD**

12. **SUP2023-00048** **ADMINISTRATIVELY HELD**

13. Case Number: **RZC2023-00028**
Applicant: Carter Engineering Consultants, Inc.
Contact: Jessica Hood
Phone Number: 770.725.1200
Zoning Change: R-75, C-2, and M-1 to M-1
3300 Block of Lawrenceville Highway
Location: 3365, 3385, 3395 Lawrenceville Highway
Map Numbers: R6152 005, 006A, 007, and 401
Acreage: 20.21
Proposed Development: Contractor's Office, Heavy Civil Construction and Outdoor Storage
Commission District: (2) Ku
Department Recommendation: **DENIAL**

{Action: Denial; Motion: Strickland; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

14. Case Number: **RZC2023-00029**
Applicant: Carter Engineering Consultants, Inc.
Contact: Jessica Hood
Phone Number: 770.725.1200
Zoning Change: R-75 and C-2 to M-1
Location: 3375 and 3385 Lawrenceville Highway
Map Numbers: R6152 013 and 282
Acreage: 1.17
Proposed Development: Contractor's Office, Heavy Civil Construction, and Outdoor Storage

Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Strickland; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

15. Case Number: **SUP2023-00051**
Applicant: Carter Engineering Consultants, Inc
Contact: Jessica Hood
Phone Number: 770.725.1200
Zoning: M-1 (Proposed)

Location: 3300 Block of Lawrenceville Highway
Map Numbers: 3365, 3375, 3385, 3395 Lawrenceville Highway
Acreage: R6152 005, 006A, 007, 013, 282, and 401
21.38
Proposed Development: Contractor's Office and Heavy Civil Construction
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Strickland; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Approved; Motion: Strickland; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}