

Planning Commission Public Hearing Agenda**Tuesday, October 3, 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:

- September 5, 2023

{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}

E. Announcements

F. Old Business

1. 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 November 7, 2023; Motion: Donatucci; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. 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 November 7, 2023; Motion: Donatucci; Second: Archer; Vote:8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
3. Case Number: **RZC2023-00008 (PUBLIC HEARING HELD 10/3/2023)**
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: Approval with Conditions; Motion: Crotser; Second: Strickland; Vote: 5-3: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-No; Williams-Absent; Franklin-No; Donatucci-No; 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: Denial without Prejudice; 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: **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: Denial without Prejudice; 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}

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: Denial without Prejudice; 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}

7. Case Number: **RZC2023-00022 (PUBLIC HEARING HELD 9/5/2023)**
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: 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}

G. New Business

1. Case Number: **RZR2023-00019**
Applicant: Epcon Bailey Farms, LLC
Contact: Ted Turner/Hayley Todd
Phone Number: 678.283.8483/757.508.6593
Zoning Change: R-SR to R-100
Location: 3022 Fence Road
Map Number: R2003A 194
Acreage: 5.26
Lots: 5
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial; 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}

2. Case Number: **RZC2023-00024**
Applicant: TX Stone Mountain Hwy, LLC
c/o Battle Law, P.C.
Contact: Michele Battle
Phone Number: 404.601.7616 ext. 1
Zoning Change: R-100 to C-2
Location: 5094 Stone Mountain Highway
Map Number: R6057 029
Acreage: 2.66
Square Feet: 5,315
Proposed Development: Car Wash
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-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

3. Case Number: **SUP2023-00050**
Applicant: TX Stone Mountain Hwy, LLC
c/o Battle Law P.C.
Contact: Michele Battle
Phone Number: 404.601.7616 ext. 1
Zoning: C-2 (Proposed)
Location: 5094 Stone Mountain Highway
Map Number: R6057 029
Acreage: 2.66
Square Feet: 5,315
Proposed Development: Car Wash
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-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

4. Case Number: **RZC2023-00027**
Applicant: Yellow Dart, LLC
Contact: W. Charles "Chuck" Ross, Esq.
Phone Number: 770.962.0100
Zoning Change: M-2 and C-2 to M-1
Location: 1793 Beaver Ruin Road
Map Number: R6211 006A
Acreage: 1.80
Square Feet: 11,985
Proposed Development: Distribution Facility
Additional Requests: Variances
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-Absent; 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: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}