



**Planning Commission Public Hearing Agenda**

**Tuesday, January 2, 2024 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:
  - December 5, 2023
- E. Announcements
- F. Old Business

1.	Case Number:	<b>CIC2023-00024</b>
	Applicant:	2696 Suwanee Road, LLC c/o Mahaffey Pickens Tucker, LLC
	Contact:	Gabrielle Schaller
	Phone Number:	770.232.0000
	Zoning:	C-2
	Location:	2686 and 2696 Lawrenceville-Suwanee Road
	Map Numbers:	R7127 009 and 017
	Acreage:	1.56
	Square Footage:	22,680
	Proposed Development:	Ground Sign
	Commission District:	(4) Holtkamp
	Department Recommendation:	<b>DENIAL</b>

2.	Case Number:	<b>CIC2023-00025 (PUBLIC HEARING HELD 12/5/2023)</b>
	Applicant:	Neal Properties, LLC
	Contact:	Nick Neal
	Phone Number:	404.975.7408
	Zoning:	M-1
	Location:	3044 Winder Highway
	Map Number:	R5334 001
	Acreage:	5.71
	Proposed Development:	Towing/Wrecker Service Impound Lot
	Additional Requests:	Variance and Waiver
	Commission District:	(3) Watkins
	Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

3. Case Number: **CIC2023-00026 (PUBLIC HEARING HELD 12/5/2023)**  
Applicant: Neal Properties, LLC  
Contact: Nick Neal  
Phone Number: 404.975.7408  
Zoning: M-1  
Location: 3044 Winder Highway  
Map Number: R5334 001  
Acreage: 5.71  
Proposed Development: Towing/Wrecker Service Impound Lot  
Additional Requests: Variance and Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **SUP2023-00059 (PUBLIC HEARING HELD 12/5/2023)**  
Applicant: Neal Properties, LLC  
Contact: Nick Neal  
Phone Number: 404.975.7408  
Zoning: M-1  
Location: 3044 Winder Highway  
Map Number: R5334 001  
Acreage: 5.71  
Square Footage: 15,282  
Proposed Development: Towing/Wrecker Service Impound Lot  
Additional Requests: Variances  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZR2023-00003**  
Applicant: Mason Capital, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 to TND  
Location: 2700 Block of Moon Road  
2725 Moon Road  
Map Numbers: R5166 001 and 028  
Acreage: 27.98  
Units: 141  
Proposed Development: Traditional Neighborhood Development  
Additional Requests: Variances and Waiver  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

6. Case Number: **RZR2023-00023 (PUBLIC HEARING HELD 11/7/2023)**  
Applicant: Jason E. Williams  
Contact: Jason E. Williams  
Phone Number: 770.271.5772  
Zoning Change: RA-200 and R-100 MOD to R-100  
Location: 1041, 1051, and 1061 Auburn Road  
Map Number: R2001 021, 040, and 042  
Acreage: 7.75  
Lots: 5  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZR2023-00024**  
Applicant: Cagle and Yancy Holdings, LLC  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730 ext. 819  
Zoning Change: RA-200 to OSC  
Location: 1680 Kilcrease Road  
Map Number: R5357 011  
Acreage: 19.68  
Lots: 19  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variances  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
8. Case Number: **RZM2023-00021**  
Applicant: Richardson Housing Group  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730 Ext. 819  
Zoning Change: R-75 to RTH  
Location: 2400 Block of Highpoint Road  
Map Number: R6050 142 (portion)  
Acreage: 8.24  
Units: 69  
Proposed Development: Townhouses and Single-Family Detached Subdivision  
Additional Requests: Waivers  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case Number: **RZM2023-00022**  
Applicant: Richardson Housing Group  
Contact: c/o Alliance Engineering and Planning  
Phone Number: Tyler Lasser  
770.225.4730 Ext. 819  
Zoning Change: R-75 to RTH  
Location: 2400 Block of Highpoint Road  
Map Number: R6050 142 (portion)  
Acreage: 3.87  
Units: 6  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **SUP2024-00001**  
Applicant: Todd Spencer  
Contact: Todd Spencer  
Phone Number: 404.277.5206  
Zoning: RA-200  
Location: 2848 Old Peachtree Road  
Map Number: R7022 017  
Acreage: 1.26  
Proposed Development: Personal Care Home  
Additional Request: Variance  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**

2. Case Number: **SUP2024-00002**  
Applicant: Ashley Ramsey  
Contact: Ashley Ramsey  
Phone Number: 678.523.8914  
Zoning: R-100  
Location: 3866 Lenora Church Road  
Map Number: R5002 015  
Acreage: 2.00  
Proposed Development: Group Home (Renewal)  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **CIC2023-00027**  
Applicant: Ainsley Duncan  
Contact: Ainsley Duncan  
Phone Number: 404.964.4907  
Zoning: C-2  
Location: 2210 Oakland Park Boulevard  
Map Number: R6053 196  
Acreage: 2.20  
Square Footage: 3,536  
Proposed Development: Automobile Sales and Related Services  
Additional Request: Variance  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
4. Case Number: **SUP2023-00062**  
Applicant: Ainsley Duncan  
Contact: Ainsley Duncan  
Phone Number: 404.964.4907  
Zoning: C-2  
Location: 2210 Oakland Park Boulevard  
Map Number: R6053 196  
Acreage: 2.20  
Square Footage: 3,536  
Proposed Development: Automobile Sales and Related Services  
Additional Request: Variance  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
5. Case Number: **CIC2023-00029**  
Applicant: Clarence Almonor  
Contact: Clarence Almonor  
Phone Number: 689.229.2180  
Zoning: C-2  
Location: 1760 and 1768 Duluth Highway  
Map Numbers: R7073 001A and 105  
Acreage: 5.01  
Square Footage: 97,744  
Additional Request: Waiver  
Proposed Development: Self-Storage Facility  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**

6. Case Number: **SUP2023-00063**  
Applicant: Clarence Almonor  
Contact: Clarence Almonor  
Phone Number: 689.229.2180  
Zoning: C-2  
Location: 1760 and 1768 Duluth Highway  
Map Number: R7073 001A and 105  
Acreage: 5.01  
Square Footage: 97,744  
Proposed Development: Self-Storage Facility  
Additional Request: Waiver  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**
7. Case Number: **CIC2024-00001**  
Applicant: STC Brands, Inc.  
Contact: c/o Attorney David C. Kirk  
David C. Kirk  
Phone Number: 404.885.3415  
Zoning: C-2  
Location: 2870 Loganville Highway  
Map Number: R5156 310 (portion)  
Acreage: 9.89  
Square Footage: 7,430  
Proposed Development: Restaurant (drive-thru)  
Additional Requests: Variances and Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZR2023-00020**  
Applicant: CasGwyn Construction, LLC  
Contact: c/o Andersen Tate and Carr  
Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: RA-200 to OSC  
Location: 2905 Fence Road  
Map Number: R5305 001 (portion)  
Acreage: 13.94  
Lots: 27  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variances  
Commission District: (3) Watkins and (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case Number: **RZR2023-00026**  
Applicant: CasGwyn Construction, LLC  
c/o Andersen Tate and Carr  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: RA-200 to OSC  
Location: 2905 Fence Road  
Map Number: R5305 001 (portion)  
Acreage: 0.98  
Lots: 0  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **RZR2024-00002**  
Applicant: Maria C. Medrano Carrillo  
c/o Andersen Tate and Carr  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: RA-200 to R-100  
Location: 1920 Holman Road  
Map Number: R3003 041  
Acreage: 6.11  
Lots: 3  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
11. Case Number: **RZR2024-00003**  
Applicant: Amazing Home Construction, LLC  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730 ext. 819  
Zoning Change: RA-200 to R-100  
Location: 2626 Sardis Way  
Map Number: R1002 094  
Acreage: 6.61  
Lots: 6  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
12. **Draft 2045 Unified Plan Presentation** – A 5-year update to the 2040 Unified Plan, as required by the Georgia Department of Community Affairs. The 2045 Unified Plan focuses on accommodating Gwinnett’s growing population while maintaining its high quality of life and encouraging development that is both intentional and beneficial for communities. Under this framework, the Plan explores key issues related to land use, economic development, housing, transportation, sustainable infrastructure, and community resources.

- H. Audience Comments
- I. Committee Reports
- J. Comments By Staff and Planning Commission
- K. Other Business – Election of Officers
- L. Adjournment