

Planning Commission Public Hearing Agenda**Tuesday, January 2, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Glen Williams, Sandy Donatucci, Chris Franklin, Scott Haggard

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: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- December 5, 2023

{Action: Approved; Motion: Nicolosi; Second: Archer; Vote: 6-0-3: Niazi-Yes; Nicolosi-Yes; Crotser-Abstained; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Yes; Haggard-Yes}

E. Announcements

F. Old Business

1. Case Number:

CIC2023-00024

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:

DENIAL

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

- 2. Case Number: **CIC2023-00025 (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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 7-0-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Yes; Haggard-Yes}
- 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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 7-0-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Yes; Haggard-Yes}
- 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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 7-0-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Abstained; Donatucci-Yes; Haggard-Yes}

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**
{Action: Tabled to February 6, 2024; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Denial without Prejudice; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. Case Number: **RZM2023-00021 (PUBLIC HEARING HELD)**
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**
{Action: Tabled to February 6, 2024; Motion: Crotser; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

9. Case Number: **RZM2023-00022 (PUBLIC HEARING HELD)**
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: 3.87
Units: 6
Proposed Development: Single-Family Detached Subdivision
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to February 6, 2024; Motion: Crotser; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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

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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Denial; Motion: Crotser; Second: Franklin; Vote: 7-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Williams-No; Farver-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Denial; Motion: Crotser; Second: Franklin; Vote: 7-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Williams-No; Farver-Yes; Donatucci-Yes; Haggard-Yes}

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

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

7. Case Number: **CIC2024-00001**
Applicant: STC Brands, Inc.
c/o Attorney David C. Kirk
Contact: 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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. Case Number: **RZR2023-00020**
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: 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**
{Action: Approval with Conditions; Motion: Franklin; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Franklin; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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
- a. Nomination – Chairman of the Planning Commission Adjournment
{Action: Nomination for Scott Haggard as Chairman for Planning Commission; Motion: Williams; Second: Archer; Vote: 7-1-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Farver-Abstained; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- b. Nomination – Vice Chairman of the Planning Commission
{Action: Nomination for Anthony Crotser as Vice Chairman for Planning Commission; Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- L. Adjournment
{Action: Approval; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}