



**Planning Commission Public Hearing Agenda**

**Tuesday, September 3, 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:
  - August 6, 2024
- E. Announcements
- F. Old Business

1.	Case Number:	<b>CIC2024-00014 (PUBLIC HEARING HELD 8/6/2024)</b>
	Applicant:	Pedro Duenas Tovar
	Contact:	Pedro Duenas Tovar
	Phone Number:	404.925.2074
	Zoning:	R-75
	Location:	1478 Kim Manor Way
	Map Number:	R7055 393
	Acreage:	0.24
	Proposed Development:	Accessory Building
	Commission District:	(4) Holtkamp
	Department Recommendation:	<b>DENIAL</b>

2.	Case Number:	<b>CIC2024-00022 (PUBLIC HEARING HELD 8/6/2024)</b>
	Applicant:	Mareis, LLC
	Contact:	Alex Cuica
	Phone Number:	810.459.9755
	Zoning:	R-100
	Location:	2740 Thompson Mill Road
	Map Number:	R1002 033
	Acreage:	9.48
	Lots:	7
	Proposed Development:	Single-Family Detached Subdivision
	Commission District:	(4) Holtkamp
	Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

3. Case Number: **RZR2024-00039 (PUBLIC HEARING HELD 8/6/2024)**  
Applicant: Simes Signature Properties  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Phone Number: Gabrielle Schaller  
770.232.0000  
Zoning Change: RA-200 and R-100 to R-100  
Location: 3430 Camp Branch Road  
Map Number: R7183 005  
Acreage: 5.10  
Lots: 7  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. Case Number: **SUP2024-00017**  
Applicant: Carlos Antunez  
Contact: Carlos Antunez  
Phone Number: 678.216.6068  
Zoning: C-2  
Location: 3355 Lawrenceville Highway  
Map Number: R6152 008  
Acreage: 2.57  
Square Footage: 3,000  
Proposed Development: Vehicle Repair, Services, and Body Work Establishment  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

2. Case Number: **SUP2024-00023**  
Applicant: Timothy S. Beahan  
Contact: Timothy S. Beahan  
Phone Number: 404.944.7256  
Zoning: RA-200  
Location: 1453 and the 1500 Block of Drowning Creek Road  
Map Numbers: R5329 001 and 027  
Acreage: 16.71  
Square Footage: 2,619  
Proposed Development: Private School  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2024-00034**  
Applicant: Dingo's PDR, Inc.  
Contact: John P. Dunn  
Phone Number: 678.873.6969  
Zoning: C-2  
Location: 5345 Five Forks Trickum Road  
Map Number: R6079 040  
Acreage: 0.37  
Square Footage: 2,800  
Proposed Development: Vehicle Repair, Service, and Body Work Establishment  
Additional Requests: Variance and Waivers  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
4. Case Number: **SUP2024-00048**  
Applicant: Atlanta Diesel Services, Inc.  
Contact: Jack Wilson  
Phone Number: 770.962.9780  
Zoning: M-1  
Location: 4145 Arcadia Industrial Circle  
Map Number: R6125 016  
Acreage: 1.66  
Square Footage: 10,500  
Proposed Development: Heavy Truck or Heavy Equipment Repair Establishment  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **SUP2024-00050**  
Applicant: John F. Kennedy  
Contact: John F. Kennedy  
Phone Number: 770.300.3803  
Zoning: R-100  
Location: 3860 Laurel Tree Court  
Map Number: R6003 144  
Acreage: 8.03  
Proposed Development: Outdoor Recreation Facility  
Commission District: (2) Ku and (3) Watkins  
Department Recommendation: **DENIAL**
6. Case Number: **CIC2024-00024**  
Applicant: Alejandro Ramos  
Contact: Kathleen Woodruff  
Phone Number: 404.285.1124  
Zoning: R-100  
Location: 4911 Spout Springs Road  
Map Number: R3007 037  
Acreage: 4.16  
Lots: 6  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

7. Case Number: **CIC2024-00025**  
Applicant: Katie Fitzjarrald  
Contact: Katie Fitzjarrald  
Phone Number: 772.794.4130  
Zoning: C-2 and M-1  
Location: 3755 Shackleford Road and the  
3760 Block of Shackleford Road  
Map Numbers: R6208 002 and 003  
Acreage: 14.28  
Proposed Development: Outdoor Storage  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **CIC2024-00026**  
Applicant: Katie Fitzjarrald  
Contact: Katie Fitzjarrald  
Phone Number: 772.794.4130  
Zoning: C-2 and RM-13  
Location: 4136 Jimmy Carter Boulevard  
Map Number: R6142 001  
Acreage: 12.82  
Proposed Development: Outdoor Storage  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **CIC2024-00027**  
Applicant: Katie Fitzjarrald  
Contact: Katie Fitzjarrald  
Phone Number: 772.794.4130  
Zoning: C-2  
Location: 2120 Hamilton Creek Parkway  
Map Number: R3002 384  
Acreage: 12.78  
Proposed Development: Outdoor Storage  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **CIC2024-00028**  
Applicant: Katie Fitzjarrald  
Contact: Katie Fitzjarrald  
Phone Number: 772.794.4130  
Zoning: C-2  
Location: 1480 Satellite Boulevard  
Map Number: R7123 041  
Acreage: 11.94  
Proposed Development: Outdoor Storage  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

11. Case Number: **CIC2024-00029**  
Applicant: Four Oaks Manor c/o Andersen Tate & Carr  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning: RA-200  
Location: 3198 Hamilton Mill Road  
Map Number: R1001 007A  
Acreage: 3.67  
Square Footage: 4,276  
Proposed Development: Special Events/ Banquet Facility or Rental Hall  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**
12. Case Number: **RZR2024-00041**  
Applicant: Bullard Land Planning  
Contact: Bobby Bullard  
Phone Number: 678.344.1293  
Zoning Change: R-100 to R-60  
Location: 2755 Langley Road  
Map Number: R5124 060  
Acreage: 3.64  
Units: 12  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
13. Case Number: **RZR2024-00042**  
Applicant: Meritage Homes of Georgia, Inc.  
c/o LJA Engineering  
Contact: Tyler Lasser  
Phone Number: 470.202.9321  
Zoning Change: R-100 to OSC  
Location: 204, 211, and the  
200 Block of Grayson New Hope Road  
Map Numbers: R5168 002, 003, and 056  
Acreage: 144.55  
Units: 346  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variance  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

14. Case Number: **RZR2024-00043**  
Applicant: Tapestry Home Builders, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane M. Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 and RA-200 to R-100  
Location: 3100 Block of June Ivy Road  
3500 Block of Indian Shoals Road and  
3601 Indian Shoals Road  
Map Numbers: R5345 005, R5353 001, and R5354 016  
Acreage: 143.93  
Units: 63  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
15. Case Number: **RZR2024-00044**  
Applicant: Waylon Hoge  
Contact: Waylon Hoge  
Phone Number: 770.601.6879  
Zoning Change: RA-200 to R-75  
Location: 3098 Wallace Road  
Map Number: R7181 007  
Acreage: 2.54  
Units: 3  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variance and Waiver  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
16. Case Number: **RZC2024-00015**  
Applicant: Keshwani Holdings, LLC  
c/o W. Charles "Chuck" Ross  
Contact: W. Charles Ross, Esq.  
Phone Number: 770.962.0100  
Zoning Change: O-1 to C-2  
Location: 1207 Braselton Highway  
Map Number: R7054 114  
Acreage: 1.60  
Square Footage: 8,000  
Proposed Development: Convenience Store with Fuel Pumps  
Additional Request: Variance  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**

17. Case Number: **SUP2024-00037**  
Applicant: Keshwani Holdings, LLC  
c/o W. Charles "Chuck" Ross  
W. Charles Ross, Esq.  
770.962.0100  
Contact: C-2  
Phone Number: 1207 Braselton Highway  
770.962.0100  
Zoning: R7054 114  
Location: 1.60  
Map Number: 8,000  
Acreage: Convenience Store with Fuel Pumps  
Square Footage: Variance  
8,000  
Proposed Development: (4) Holtkamp  
Additional Request: **DENIAL**  
Commission District:  
Department Recommendation:
18. Case Number: **RZC2024-00016**  
Applicant: Seventy Seven Holdings, LLC  
c/o Andersen Tate & Carr  
Melody A. Glouton  
770.822.0900  
Contact: M-1 to M-2  
Phone Number: 3250 Centerville Highway  
770.822.0900  
Zoning Change: R6030 100  
Location: 9.33  
Map Number: Recovered Materials Processing Facility  
Acreage: Variances  
9.33  
Proposed Development: (2) Ku  
Additional Requests: **DENIAL**  
Commission District:  
Department Recommendation:
19. Case Number: **SUP2024-00038**  
Applicant: Seventy Seven Holdings, LLC  
c/o Andersen Tate & Carr  
Melody A. Glouton  
770.822.0900  
Contact: M-2  
Phone Number: 3250 Centerville Highway  
770.822.0900  
Zoning: R6030 100  
Location: 9.33  
Map Number: Recovered Materials Processing Facility  
Acreage: Variances  
9.33  
Proposed Development: (2) Ku  
Additional Requests: **DENIAL**  
Commission District:  
Department Recommendation:
20. **UDO2024-00002** – An amendment to Title 2: Chapter 214 of the Unified Development Ordinance and Amendment to the Official Gwinnett County Zoning Map by inserting a new section 214-60 "Gwinnett Place Mall Overlay District" and amending the Official Gwinnett County Zoning Map to designate the Gwinnett Place Mall Overlay District. A copy of the proposed text amendment is available in the Gwinnett County Clerk's office and the Superior Court Clerk's office located within the Gwinnett County Justice and Administration Center for the purpose of public examination and inspection.

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment