

Planning Commission Public Hearing Agenda**Tuesday, September 3, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Buzz Brockway, 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: Archer; Second: Nicolosi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

D. Approval of Minutes:

- August 6, 2024

{Action: Approved; Motion: Archer; Second: Franklin; Vote: 7-0-1 Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Abstained; Haggard-Yes}

E. Announcements

F. Old Business

1. Case Number:

CIC2024-00014 (PUBLIC HEARING HELD 8/6/2024)

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:

DENIAL

{Action: Tabled to October 1, 2024; Motion: Franklin; Second: Brockway Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

2. Case Number: **CIC2024-00022 (PUBLIC HEARING HELD 8/6/2024)**
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: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

3. Case Number: **RZR2024-00039 (PUBLIC HEARING HELD 8/6/2024)**
Applicant: Simes Signature Properties
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 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**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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

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**
{Action: Approval with Conditions; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}
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**
{Action: Denial; Motion: Crotser; Second: Farver; Vote: 6-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-No; Haggard-No}
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**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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**
{Action: Denial; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}
7. Case Number: **CIC2024-00025**
Applicant: Katie Fitzjarrald
Contact: Katie Fitzjarrald
Phone Number: 772.794.4130
Zoning: C-2 and M-1
Location: 3755 Shackelford Road and the
3760 Block of Shackelford Road
Map Numbers: R6208 002 and 003
Acreage: 14.28
Proposed Development: Outdoor Storage
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to October 1, 2024; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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**
{Action: Tabled to October 1, 2024; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}
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**
{Action: Tabled to October 1, 2024; Motion: Franklin; Second: Brockway; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}
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**
{Action: Tabled to October 1, 2024; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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**
{Action: Tabled to October 1, 2024; Motion: Franklin; Second: Brockway; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Archer; Second: Farver; Vote: 7-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-
Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Brockway; Second: Franklin; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-
Yes; Haggard-Yes}

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**
{Action: Denial; Motion: Brockway; Second: Franklin; Vote: 7-0-1 Niazi-Abstained; Nicolosi-Yes;
Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-
Yes}

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
Zoning: R7054 114
Location: 1.60
Map Number: 8,000
Acreage: Convenience Store with Fuel Pumps
Square Footage: Variance
Proposed Development: (4) Holtkamp
Additional Request: **DENIAL**
Commission District: {Action: Denial; Motion: Brockway; Second: Franklin; Vote: 7-0-1: Niazi-Abstained; Nicolosi-
Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes;
Haggard-Yes}

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
Zoning Change: R6030 100
Location: 9.33
Map Number: Recovered Materials Processing Facility
Acreage: Variances
Proposed Development: (2) Ku
Additional Requests: **DENIAL**
Commission District: {Action: Tabled to October 1, 2024; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-
Yes; Haggard-Yes}

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
Zoning: R6030 100
Location: 9.33
Map Number: Recovered Materials Processing Facility
Acreage: Variances
Proposed Development: (2) Ku
Additional Requests: **DENIAL**
Commission District: {Action: Tabled to October 1, 2024; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-
Yes; Haggard-Yes}

20. **UDOA2024-00002** – 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.

{Action: Tabled to October 1, 2024; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Approved; Motion: Crotser; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Brockway-Yes; Haggard-Yes}