

Planning Commission Public Hearing Agenda**Tuesday, October 1, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Glen Williams, Buzz Brockway, 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: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- D. Approval of Minutes:
 - September 3, 2024
{Action: Approved; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Brockway-Yes; Haggard-Yes}
 - September 21, 2024
{Action: Approved; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- E. Announcements

F. Old Business

1. Case Number: **CIC2024-00014**
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
Square Footage: 400
Proposed Development: Accessory Building
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Franklin; Second: Brockway Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
2. 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**
{Action: Tabled to November 4, 2024; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
3. 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 November 4, 2024; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

4. 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 November 4, 2024; Motion: Franklin; Second: Brockway; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
5. 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 November 4, 2024; Motion: Nicolosi; Second: Niazi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
6. 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: Approval with Conditions; Motion: Brockway; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

7. Case Number: **RZC2024-00016**
Applicant: Seventy Seven Holdings, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: M-1 to M-2
Location: 3250 Centerville Highway
Map Number: R6030 100
Acreage: 9.33
Proposed Development: Recovered Materials Processing Facility
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Farver; Second: Crotser; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-No; Haggard-Yes}

8. Case Number: **SUP2024-00038**
Applicant: Seventy Seven Holdings, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: M-2
Location: 3250 Centerville Highway
Map Number: R6030 100
Acreage: 9.33
Proposed Development: Recovered Materials Processing Facility
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Farver; Second: Crotser; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-No; Haggard-Yes}

9. **UDO2024-00002 (PUBLIC HEARING HELD 9/3/2024)** - 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: Approval; Motion: Nicolosi; Second: Niazi; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-No; Brockway-Yes; Haggard-Yes}

G. New Business

1. Case Number: **SUP2024-00035**
Applicant: Yafei Zheng Eurobella
Contact: Yafei Zheng
Phone Number: 770.780.6657
Zoning: C-2
Location: 945 Buford Drive
Map Number: R7028A 048
Acreage: 0.82
Square Footage: 10,651
Proposed Development: Vehicle Rental
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

2. Case Number: **SUP2024-00041**
Applicant: Sky Collision
Contact: Josh Waters and Joshua Gray
Phone Number: 404.391.5921 and 678.776.2223
Zoning: M-1
Location: 4154 Arcadia Industrial Circle
Map Number: R6132 129
Acreage: 0.98
Square Footage: 12,426
Proposed Development: Vehicle Repair, Service, and Body Work Establishment (Renewal)

Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

3. **SUP2024-00052** **ADMINISTRATIVLEY HELD**

4. Case Number: **SUP2024-00053**
Applicant: HFA – Kelsey Kreher
Contact: Kelsey Kreher
Phone Number: 816-872-7190
Zoning: C-2
Location: 6050 Singleton Road
Map Number: R6190 223 (Portion)
Acreage: 0.63
Square Footage: 1,462
Proposed Development: Vehicle Service
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

5. Case Number: **RZR2024-00046**
Applicant: Althea VanConey Walker
Contact: Althea VanConey Walker
Phone Number: 404.202.7127
Zoning Change: R-100 to RA-200
Location: 556 Allen Drive
Map Number: R7028A 080
Acreage: 7.16
Square Footage: 3,000
Proposed Development: Accessory Building
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Brockway; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
6. Case Number: **RZR2024-00047**
Applicant: David Sonders, Key Engineering Solutions-US, Inc
Contact: David Sonders
Phone Number: 561.504.2224
Zoning Change: RA-200 to R-100
Location: 2805 Old Fountain Road
Map Number: R2001 236
Acreage: 2.00
Lots: 2
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
7. Case Number: **RZR2024-00048**
Applicant: The Revive Land Group, LLC
c/o Andersen Tate & Carr
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-60
Location: 1700 Block and 1790 Whitley Road
Map Number: R5358 001 (Portion) R5358 002 (Portion)
Acreage: 13.14
Lots: 23
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Archer; Second: Williams; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-No}

8. Case Number: **RZR2024-00049**
Applicant: Oleg Berigoi c/o LJA Engineering
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 to R-100
Location: 4065 and 4079 Ridge Road
Map Number: R1004 005 and 948
Acreage: 3.00
Lots: 4
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; 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: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}