



**Planning Commission Public Hearing Agenda**

**Monday, November 4, 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:
  - October 1, 2024
- E. Announcements
- F. Old Business

- 1. **SUP2024-00052** **ADMINISTRATIVLEY WITHDRAWN**
  
- 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**
  
- 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**

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**

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**

G. New Business

1. Case Number: **CIC2024-00031**  
Applicant: HP Properties Georgia, LLC  
c/o Andersen Tate & Carr  
Melody A. Glouton  
Contact: 770.822.0900  
Phone Number: M-1  
Zoning: 875 Northbrook Parkway  
Location: R7154 010  
Map Number: 7.14  
Acreage: 55,000  
Square Footage: Warehouse  
Proposed Development: (1) Carden  
Commission District: **APPROVAL WITH CONDITIONS**  
Department Recommendation:

2. Case Number: **CIC2024-00032**  
Applicant: Sanford Epstein, AIA  
Contact: Sandy Epstein  
Phone Number: 470.355.9440  
Zoning: M-1  
Location: 1125 Northbrook Parkway  
Map Number: R7125 132  
Acreage: 15.37  
Square Footage: 62,321  
Proposed Development: Warehouse  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **RZR2024-00051**  
Applicant: Havenn Homes, LLC  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: R-100 to R-IF  
Location: 598 Russell Road  
Map Number: R7066 002  
Acreage: 12.15  
Units: 105  
Proposed Development: Townhouses and Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number: **RZR2024-00052**  
Applicant: Liviu Mocanu  
Contact: Maria Mocanu  
Phone Number: 678.602.9112  
Zoning Change: RA-200 to R-100  
Location: 992 Bailey Woods Road  
Map Number: R2001 022  
Acreage: 1.66  
Lots: 2  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **RZR2024-00056**  
Applicant: David Sonders, Key Engineering Solutions – US, Inc.  
Contact: David Sonders  
Phone Number: 561.504.2224  
Zoning Change: RA-200 to R-100  
Location: 3048 Thompson Mill Road  
Map Number: R1002 015  
Acreage: 3.16  
Lots: 4  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. **UDO2024-00003** - An amendment to Title 2: Chapter 214 of the Unified Development Ordinance and Amendment to the Official Gwinnett County Zoning Map to revise the Civic Center Overlay District and to create the Satellite Boulevard/Sugarloaf Parkway Suboverlay 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