

Planning Commission Public Hearing Agenda**Monday, November 4, 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, Scott Haggard

Absent: Chris Franklin

- 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: Brockway; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}
- D. Approval of Minutes:
 - October 1, 2024
{Action: Approved; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}
- E. Announcements

F. Old Business

1. **SUP2024-00052** **ADMINISTRATIVELY WITHDRAWN**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**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent;
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: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent;
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: Approval with Conditions; Motion: Brockway; Second: Williams; Vote: 8-0: Niazi-
Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent;
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: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}

G. New Business

1. Case Number: **CIC2024-00031**
Applicant: HP Properties Georgia, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: M-1
Location: 875 Northbrook Parkway
Map Number: R7154 010
Acreage: 7.14
Square Footage: 55,000
Proposed Development: Warehouse
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}

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

3. Case Number: **RZR2024-00051 (PUBLIC HEARING HELD 11/4/2024)**
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**
{Action: Tabled to December 2, 2024; Motion: Brockway; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}
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**
{Action: Tabled to December 2, 2024; Motion: Brockway; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}
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**
{Action: Denial Motion: Brockway; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Brockway-Yes; Haggard-Yes}

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.

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

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

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