



Planning Commission Public Hearing Agenda

Tuesday, January 4, 2022, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Other Business – Election of Officers
- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
- E. Approval of Minutes:
 - December 7, 2021
- F. Announcements
- G. Old Business

- 1. Case Number: **SUP2021-00072**
 Applicant: Reginald Crayton
 Contact: Reginald Crayton
 Phone Number: 404.428.3445
 Zoning: C-2
 Location: 3634 East Liddell Road
 Map Numbers: R6208 077 and 105
 Acreage: 1.11
 Square Feet: 3,750
 Proposed Development: Car Wash
 Commission District: (1) Carden
 Department Recommendation: **DENIAL**

- 2. Case Number: **RZR2021-00046**
 Applicant: CasGwyn Construction, LLC
 c/o Andersen, Tate & Carr, P.C.
 Contact: Shaun R. Adams, Esq.
 Phone Number: 770.822.0900
 Zoning Change: R-100 to TND
 Location: 2766 Camp Mitchell Road
 Map Number: R5188 006
 Acreage: 13.47
 Lots: 47
 Proposed Development: Traditional Neighborhood Development
 Commission District: (3) Watkins
 Department Recommendation: **DENIAL**

3. Case Number: **RZR2021-00049**
Applicant: DVC, LLC
Contact: Doug Chatham
Phone Number: 404.557.0055
Zoning Change: RA-200 to OSC
Location: 2311 and 2331 Harbins Road
Map Numbers: R5327 025 and 035
Acreage: 47
Lots: 125
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS R-100 WITH CONDITIONS**
4. Case Number: **RZR2021-00052 (Public Hearing Held 12/7/2021)**
Applicant: Parkland Communities, Inc.
Contact: c/o Alliance Engineering and Planning, LLC
Tyler Lasser
Phone Number: 248.342.2558
Zoning Change: R-100 to R-60
Location: 2810 Mountain View Road
Map Number: R5009 002A
Acreage: 7.86
Lot: 19
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
5. Case Number: **RZC2021-00025**
Applicant: JLB Partners LLC
Contact: Matt Hallman
Phone Number: 678.855.7904
Zoning Change: R-100, O-I, C-2 to MU-R
Location: 6405 Sugarloaf Parkway
Map Number: R7122 005
Acreage: 40.46
Units: 698
Square Feet: 953,776
Proposed Development: Mixed-Use Development
Commission District: (1) Carden
Department Recommendation: **DENIAL**

6. Case Number: **RZM2021-00049**
Applicant: Grayson Development, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to R-TH
Location: 2945 Loganville Highway
Map Number: R5164 008
Acreage: 13.58
Units: 98
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

H. New Business

1. Case Number: **SUP2021-00071**
Applicant: Tonya Alston
Contact: Tonya Alston
Phone Number: 678.580.7877
Zoning: M-1
Location: 2165 West Park Court, Suite I
Map Number: R6059 009
Acreage: 3.73
Square Feet: 4,163
Proposed Development: Daycare Facility
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2022-00002**
Applicant: 6555 McDonough Partners, LLC
c/o Troutman Pepper Hamilton Sanders LLP
Contact: Jenna E. Lee
Phone Number: 404.885.3284
Zoning: M-1
Location: 6555 McDonough Drive
Map Number: R6194 194
Acreage: 5.04
Square Feet: 14,090
Proposed Development: Truck and Trailer Rental
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00003**
Applicant: Sylanna Williams
Contact: Sylanna Williams
Phone Number: 678.651.5514
Zoning: R-100
Location: 2450 Rosebud Road
Map Number: R5123 045
Acreage: 2.44
Square Feet: 2,005
Proposed Development: Personal Care Home
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **CIC2022-00001**
Applicant: 6590 Sugarloaf Investments, LLC
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning: C-2
Location: 6590 Sugarloaf Parkway
Map Number: R7122 185
Acreage: 1.63
Square Feet: 15,157
Proposed Development: Retail and Convenience Store with Fuel Pumps
Commission District: (1) Carden
Department Recommendation: **DENIAL**
5. Case Number: **CIC2022-00004**
Applicant: Timothy and Yenhua Pugh
Contact: Tim Pugh
Phone Number: 706.372.6239
Zoning: O-1
Location: 3495 Hamilton Mill Road
Map Number: R7183 003B
Acreage: 0.83
Square Feet: 1,448
Proposed Development: Medical/Professional Office
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZR2022-00001**
Applicant: Brenda Correa
Contact: Brenda Correa
Phone Number: 404.863.8310
Zoning Change: M-1 to R-75
Location: 2796 Oak Road
Map Number: R5014 051
Acreage: 0.51
Square Feet: 2,596
Proposed Development: Single-Family Residence
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

7. Case Number: **RZR2022-00002**
Applicant: T&B, LLC
Contact: W. Charles Ross, Esq.
Phone Number: 770.962.0100
Zoning Change: RA-200 to R-100
Location: 2253 Old Peachtree Road
Map Number: R7060 007
Acreage: 9.46
Units: 7
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZR2022-00003**
Applicant: Atlas Development
Contact: Cameron Henderson
Phone Number: 678.978.6782
Zoning Change: RA-200 to R-100
Location: 2694 Thompson Mill Road
Map Number: R1002 031
Acreage: 3.63
Units: 4
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZR2022-00005**
Applicant: David Pearson Communities, Inc.
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: R-100 to OSC
Location: 4120 Block of Smith Road
Map Number: R5097 002
Acreage: 41.00
Units: 60
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
10. Case Number: **RZC2021-00013 – Administratively Held**

11. Case Number:	RZM2022-00001
Applicant:	Brand Properties c/o Alliance Engineering and Planning, LLC
Contact:	Tyler Lasser
Phone Number:	770.225.4730
Zoning Change:	O-I to RM-24
Location:	2370 Sever Road
Map Number:	R7114 236
Acreage:	9.96
Units:	238
Proposed Development:	Apartments
Commission District:	(1) Carden
Department Recommendation:	APPROVAL WITH CONDITIONS

- I. Audience Comments
- J. Committee Reports
- K. Comments By Staff and Planning Commission
- L. Adjournment