

Planning Commission Public Hearing Agenda**Tuesday, January 4, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Johnny Barnard, Jerry James

Via teleconference: Glen Williams

Absent: Gabe Okoye

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Amend Agenda to Move Election of Officers on the Agenda

{Action: Approved Motion: Edinger; Second: Park; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

- D. Other Business – Election of Officers (Previously Item B. Moved to Item J on the Agenda)

- E. Approval of Agenda

{Action: Approved as Amended Motion: Crotser; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

- F. Approval of Minutes:

December 7, 2021

{Action: Approved Motion: Barnard; Second: Crotser; Vote: 6-0-1: Park-Yes; Crotser-Yes; Edinger-Abstained; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

- G. Announcements

H. 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**
{Action: Tabled to February 1, 2022 Motion: Park; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Denial Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Tabled to February 1, 2022 Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

4. Case Number: **RZR2021-00052 (Public Hearing Held 12/7/2021)**
Applicant: Parkland Communities, Inc.
c/o Alliance Engineering and Planning, LLC
Contact: 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**
{Action: Denial Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
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**
{Action: Tabled to February 1, 2022 Motion: Park; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
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: 3195 Loganville Highway
Map Number: R5164 008
Acreage: 13.58
Units: 98
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to February 1, 2022 Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

I. 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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Approval with Conditions Motion: Crotser; Second: Edinger; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Tabled to February 1, 2022 Motion: Park; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
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**
{Action: Approval with Conditions Motion: Barnard; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
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**
{Action: Approval with Conditions Motion: Barnard; Second: Archer; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

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**
{Action: Approval with Conditions Motion: Barnard; Second: Archer; Vote: 6-0-1: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Abstained; Barnard-Yes; James-Yes}
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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
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: 4100 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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}
10. Case Number: **RZC2021-00013 – Administratively Held**

11. Case Number: **RZM2022-00001 (Public Hearing Held 1/4/2022)**
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**
{Action: Tabled to February 1, 2022 Motion: Park; Second: Crotser; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

J. Other Business – Election of Officers (Previously Item B on the Agenda)

- a. Nomination – Chairman of the Planning Commission
{Action: Nomination for Anthony Crotser as Chairman for the Planning Commission
Motion: Edinger; Second: Barnard; Vote: 4-3: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; James-No}
- b. Nomination – Vice Chairman of the Planning Commission
{Action: Nomination for Richard Edinger as Vice Chairman for the Planning Commission
Motion: Crotser; Second: Barnard; Vote: 4-3: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; James-No}
- c. Nomination – Development Advisory Committee Representative
{Action: Nomination for Johnny Barnard as the Planning Commission Representative to the Development Advisory Committee Motion: Crotser; Second: Edinger; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}

K. Audience Comments

L. Committee Reports

M. Comments By Staff and Planning Commission

N. Adjournment

{Action: Approved Motion: Park; Second: Crotser; Vote: 7-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; James-Yes}