

**Planning Commission Public Hearing Agenda
Tuesday, February 1, 2021, at 7:00 pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Glen Williams, Johnny Barnard, Gabe Okoye, Jerry James

Absent: Imran Niazi

- 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: Edinger; Second: Okoye; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- D. Approval of Minutes:

January 4, 2022
{Action: Approved Motion: Barnard; Second: Edinger; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- E. Announcements
- F. 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: Denial without Prejudice Motion: Park; Second: Edinger; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **CIC2022-00001(Public Hearing Held 2/1/2022)**
Applicant: 6590 Sugarloaf Investments, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton
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 March 1, 2022, Motion: Park; Second: Edinger; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-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: 47.0
Lots: 125
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS R-100 WITH CONDITIONS**
{Action: Approval with Conditions as R-100 Motion: Williams; Second: James; Vote: 7-0-1: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Abstained; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. 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 March 1, 2022, Motion: Park; Second: Crotser; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. 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: Denial Motion: Archer; Second: Williams; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
6. 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: Approval with Conditions Motion: Park; Second: Edinger; Vote: 6-2: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}
- G. New Business
1. Case Number: **CIC2022-00002**
Applicant: Thomas Eye Medical Properties, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Shaun R. Adams
Phone Number: 770.822.0900
Zoning: MU-R
Location: 1465 Satellite Boulevard
Map Number: R7155 518
Acreage: 3.56
Square Feet: 28,000
Proposed Development: Office
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to March 1, 2022, Motion: Park; Second: Edinger; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **CIC2022-00005**
Applicant: Kevin & J Company
c/o Hilliard Starkey Law
Contact: M. Hakim Hilliard
Phone Number: 404.389.9085
Zoning: M-1
Location: 1330 Capital Circle
Map Number: R7044 233
Acreage: 1.94
Square Feet: 33,312
Proposed Development: Distribution Facility
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Crotser; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
3. Case Number: **RZR2022-00007**
Applicant: Stephen and Elaine Sulser
Contact: Elaine Sulser
Phone Number: 770.891.3888
Zoning Change: R-100 to RA-200
Location: 2981 Berry Road
Map Number: R5188 075
Acreage: 2.5
Lots: 1
Proposed Development: Equestrian Facility
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to March 1, 2022, Motion: Archer; Second: Williams; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. Case Number: **RZC2022-00004**
Applicant: L Murphy, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning Change: RA-200 to C-2
Location: 2787 Hamilton Mill Road
Map Number: R1001 025
Acreage: 5.05
Square Feet: 120,430
Proposed Development: Retail, Restaurant, and Self-Storage Facility
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. Case Number: **SUP2022-00005**
Applicant: L Murphy, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning: C-2 (Proposed)
Location: 2787 Hamilton Mill Road
Map Number: R1001 025
Acreage: 5.05
Square Feet: 106,305
Proposed Development: Self-Storage Facility
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

6. Case Number: **RZC2021-00013 – Administratively Held**

7. Case Number: **RZC2022-00005**
Applicant: Ruby Lee
Contact: Ruby Lee
Phone Number: 404.310.9951
Zoning Change: R-75 and C-2 to MU-C
Location: 2871 and 2885 Lawrenceville Highway
Map Numbers: R5016 022, 023, 068
Acreage: 10.68
Units: 71
Proposed Development: Mixed-Use Development
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to March 1, 2022, Motion: Okoye; Second: Barnard; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. Case Number: **RZM2022-00002**
Applicant: Taylor Morrison of Georgia
c/o Mahaffey Pickens Tucker, LLP
Contact: Samuel Kennon
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 295 Hoke O’Kelly Mill Road
Map Number: R5163 012
Acreage: 38.884
Lots: 130
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Archer; Second: Williams; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

9. Case Number: **RZM2022-00003**
Applicant: Fall Leaf Residential, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-TH
Location: 2978 Hog Mountain Road
Map Number: R3001 050
Acreage: 6.5
Lots: 48
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS R-75 WITH CONDITIONS**
{Action: Tabled to March 1, 2022, Motion: Archer; Second: Williams; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

10. Case Number: **RZM2022-00005**
Applicant: Shelton McNally Real Estate Partners, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 to R-TH
Location: 5100 Annistown Road
Map Number: R6040 158
Acreage: 19.31
Lots: 150
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to March 1, 2022, Motion: Archer; Second: Williams; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Adjourn Motion: Edinger; Second: Crotser; Vote: 8-0: Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}