

Planning Commission Public Hearing Agenda
Tuesday, March 1, 2022, at 7:00pm
75 Langley Drive, Lawrenceville, Georgia 30046

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

- 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: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

D. Approval of Minutes:

February 1, 2022

{Action: Approved Motion: Okoye; Second: Edinger; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

- E. Announcements
- F. Old Business

- 1. 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 April 11, 2022, Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. 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: Denial Motion: Park; Second: Niazi; Vote: 6-3: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-No; Okoye-No; James-No}
3. Case Number: **RZR2022-00007**
Applicants: 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
Proposed Development: Equestrian Facility
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial Motion: Archer; Second: Williams; Vote: 6-3: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-No; Archer-Yes; Williams-Yes; Barnard-No; Okoye-No; 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, and 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 April 11, 2022, Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. 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, and 068
Acreage: 10.68
Units: 71
Proposed Development: Mixed-Use Development
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 6-3: Niazi-Yes; Park-No; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}
6. 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
Units: 48
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS R-75 WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
7. 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: C-2 to R-TH
Location: 5100 Annistown Road
Map Number: R6040 158
Acreage: 19.31
Units: 150
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial without Prejudice Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

G. New Business

1. Case Number: **SUP2022-00008**
Applicant: CW Real Estate Development, LLC
Contact: Maher Budeir
Phone Number: 404.944.0058
Zoning: C-2
Location: 1201 and 1205 Old Peachtree Road
Map Numbers: R7156 006, 007, and 212
Acreage: 1.58
Square Feet: 4,000
Proposed Development: Car Wash
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **SUP2022-00009**
Applicant: Ben Istoc
Contact: Ben Istoc
Phone Number: 770.262.4370
Zoning: R-100
Location: 1992 Azalea Drive
Map Number: R7090 346
Acreage: 3.0
Square Feet: 2,100
Proposed Development: Accessory Building
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

3. Case Number: **CIC2022-00003**
Applicant: Olufemi Balogun
Contact: Olufemi Balogun
Phone Number: 770.910.7891
Zoning: R-ZT
Location: 2237 Staunton Drive
Map Number: R7117 175
Acreage: 0.12
Lot: 1
Proposed Development: Single-Family Residence
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

4. Case Number: **RZC2022-00007**
Applicant: WF Sugar Hill, LLC
c/o Andersen, Tate, & Carr, P.C.
Contact: Shaun R. Adams
Phone Number: 770.822.0900
Zoning Change: C-1 to C-2
Location: 5892 Suwanee Dam Road
Map Number: R7339 014
Acreage: 0.8
Square Feet: 4,375
Proposed Development: Car Wash
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
5. Case Number: **SUP2022-00010**
Applicant: WF Sugar Hill, LLC
c/o Andersen, Tate, & Carr, P.C.
Contact: Shaun R. Adams
Phone Number: 770.822.0900
Zoning: C-2 (Proposed)
Location: 5892 Suwanee Dam Road and 5922 Cumming Highway
Map Numbers: R7339 014 and 085
Acreage: 1.29
Square Feet: 4,375
Proposed Development: Car Wash
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
6. Case Number: **RZC2021-00005 (Remanded)**
Applicant: New Saigon Plaza, LLC
c/o Andersen, Tate, & Carr, P.C.
Contact: Shaun R. Adams
Phone Number: 770.822.0900
Zoning Change: O-1 to C-2
Location: 4773 Jimmy Carter Boulevard
Map Number: R6169 008A
Acreage: 2.85
Square Feet: 90,270
Proposed Development: Self- Storage Facility and Retail
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Edinger; Second: Crotser; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

7. Case Number: **SUP2022-00015**
Applicant: New Saigon Plaza, LLC
c/o Andersen, Tate, & Carr, P.C.
Contact: Shaun R. Adams, Esq.
Phone Number: 770.822.0900
Zoning: C-2 (Proposed)
Location: 4773 Jimmy Carter Boulevard
Map Numbers: R6169 008A
Acreage: 2.85
Square Feet: 90,270
Proposed Development: Retail and Self- Storage Facility
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Edinger; Second: Crotser; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
8. Case Number: **RZC2022-00011**
Applicant: Antonio Aviles
Contact: Ana Delgado
Phone Number: 678.830.9946
Zoning Change: R-75 to C-1
Location: 1057 and 1065 Dickens Road
Map Numbers: R6173 154 and 155
Acreage: 0.68
Square Feet: 5,960
Proposed Development: Retail
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
9. Case Number: **RZM2021-00012 (Remanded)**
Applicant: Senior Design Group
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: R-100 to R-TH
Location: 3800 Block of Centerville Highway and 3800-4100 Blocks of Egypt Road
Map Number: R6013 014
Acreage: 6.19
Units: 48
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 8-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-No; Okoye-Yes; James-Yes}

10. Case Number: **RZM2021-00048(Public Hearing Held 3/1/2022)**
Applicant: Ben Istoc
Contact: Ben Istoc
Phone Number: 770.262.4370
Zoning Change: C-1 and C-2 to R-TH
Location: 40 Patterson Road
Map Numbers: R5050 002 and 029
Acreage: 2.02
Units: 19
Proposed Development: Townhouses
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 11, 2022, Motion: Barnard; Second: Okoye; Vote: 9-0: Niazi-Yes; 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: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}