



**Planning Commission Public Hearing Agenda  
Wednesday, March 2, 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: Barnard; Second: Edinger; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- D. Announcements
- E. New Business
  - 1. Case Number: **SUP2022-00012**  
 Applicant: Dacula Automotive, LLC  
 Contact: Wesner Guerrier  
 Phone Number: 678.704.5483  
 Zoning: C-2  
 Location: 1700 Winder Highway  
 Map Number: R5242 023  
 Acreage: 1.01  
 Square Feet: 1,225  
 Proposed Development: Automobile Sales  
 Commission District: (4) Fosque  
 Department Recommendation: **DENIAL**  
 {Action: Denial 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}
  - 2. Case Number: **SUP2022-00013 – Administratively Held**

3. Case Number: **SUP2022-00014**  
Applicant: Karla Y. Garcia Otero  
Contact: Maria Ramirez  
Phone Number: 678.849.7810  
Zoning: C-2  
Location: 2990 Rosebud Road  
Map Number: R5100 113  
Acreage: 1.55  
Square Feet: 997  
Proposed Development: Car Wash  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
  
4. Case Number: **CIC2022-00007 – Administratively Held**
  
5. Case Number: **SUP2022-00007 – Administratively Held**
  
6. Case Number: **CIC2022-00008 – Administratively Held**
  
7. Case Number: **RZR2022-00008**  
Applicant: Stanley Martin Homes, LLC  
c/o Andersen, Tate & Carr, P.C.  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: R-100 to TND  
Location: 1414 Old Peachtree Road  
Map Number: R7104 016  
Acreage: 40.0  
Units: 168  
Proposed Development: Traditional Neighborhood Development  
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}

8. Case Number: **RZR2022-00009**  
Applicant: H.S. Randall  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730  
Zoning Change: R-100 to TND  
Location: 1210 New Hope Road  
Map Numbers: R5182 035, R5183 431, and R5203 221  
Acreage: 53.46  
Units: 199  
Proposed Development: Traditional Neighborhood Development  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**  
{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}
9. Case Number: **RZC2021-00013 – Administratively Held**
10. Case Number: **RZC2022-00006**  
Applicant: Mustaq Moosa  
Contact: Mustaq Moosa  
Phone Number: 404.704.6356  
Zoning Change: R-100 to C-1  
Location: 2600 Highpoint Road  
Map Number: R6050 262  
Acreage: 0.69  
Proposed Development: Retail  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Archer; Second: Williams; Vote: 7-0-2: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Abstained; James-Abstained}
11. Case Number: **RZC2022-00008**  
Applicant: Mustaq Moosa  
Contact: Mustaq Moosa  
Phone Number: 404.704.6356  
Zoning Change: R-100 to C-1  
Location: 2631 Highpoint Road  
Map Number: R6050 262  
Acreage: 0.83  
Proposed Development: Convenience Store with Fuel Pumps  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Williams; Second: Archer; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Abstained; James-Yes}

12. Case Number: **RZC2022-00010**  
Applicant: Mare Properties, LLC  
c/o Andersen, Tate & Carr, P.C.  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: RM to C-1  
Location: 3404 Sweetwater Road  
Map Number: R6204 004  
Acreage: 1.63  
Square Feet: 7,500  
Proposed Development: Convenience Store with Fuel Pumps, Retail, and Restaurant  
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}
13. Case Number: **RZM2022-00006**  
Applicant: Rich-West Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Samuel Kennon  
Phone Number: 770.232.0000  
Zoning Change: R-TH and R-75 to R-TH  
Location: 3069, 3075, and 3079 Lawrenceville Highway and 490 James Road  
Map Numbers: R6153 067, 067A, 096, and 104  
Acreage: 15.19  
Units: 106  
Proposed Development: Townhouses  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL AS TND WITH CONDITIONS**  
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 7-2: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}
14. Case Number: **RZM2022-00009**  
Applicant: Rich-West Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contacts: Samuel Kennon  
Phone Number: 770.232.0000  
Zoning Change: RM, C-2, and R-75 to R-TH  
Location: 1420 Monfort Way and 1421 Monfort Road  
Map Numbers: R5079 028 and R5082 218  
Acreage: 7.13  
Units: 46  
Proposed Development: Townhouses  
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}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

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