

Planning Commission Public Hearing Agenda**Monday, April 11, 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: Okoye; 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:
 - March 1, 2022
{Action: Approved Motion: Park; Second: Edinger; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
 - March 2, 2022
{Action: Approved Motion: Barnard; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
 - March 12, 2022, Special Called Meeting
{Action: Approved Motion: Barnard; Second: Park; 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: Denial 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: **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: Approval with Conditions 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}
3. Case Number: **RZR2022-00009**
Applicant: H.S. Randall
c/o Alliance Engineering and Planning
Tyler Lasser
Phone Number: 770.225.4730
Zoning Change: R-100 to TND
Location: 1210 New Hope Road
Map Numbers: R5182 035, R5183 431, R5203 221
Acreage: 53.46
Units: 199
Proposed Development: Traditional Neighborhood Development
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial Motion: Williams; Second: Archer; Vote: 5-4: Niazi-Yes; Park-Yes; Crotser-No; 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 May 3, 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: **RZC2022-00007**
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: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Abstained; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
6. 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: Approval with Conditions Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Abstained; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

7. 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: Denial Motion: Edinger; Second: Crotser; Vote: 6-3: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-No}
8. 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 Number: R6169 008A
Acreage: 2.85
Square Feet: 90,270
Proposed Development: Self- Storage Facility
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial Motion: Edinger; Second: Crotser; Vote: 6-3: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-No}
9. 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: 38.88
Lots: 130
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**
{Action: Approval as OSC with Conditions 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}

10. Case Number: **RZM2022-00003**
Applicant: Fall Leaf Residential, LLC
Contact: c/o Andersen, Tate & Carr, P.C.
Phone Number: Melody A. Glouton, Esq.
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: 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}

11. 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: 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}

G. New Business

1. Case Number: **SUP2022-00013**
Applicant: Strata Tech Education Group
Contact: Chase Lane
Phone Number: 602.770.1311
Zoning: C-2
Location: 1475 East Park Place Boulevard
Map Number: R6061 109
Acreage: 11.22
Square Feet: 63,070
Proposed Development: Trade School
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}

2. Case Number: **CIC2022-00007**
Applicant: Iftikhar Rauf
Contact: Iftikhar Rauf
Phone Number: 678.538.7865
Zoning: C-2
Location: 1106 Duluth Highway
Map Number: R7033 088
Acreage: 0.63
Square Feet: 2,400
Proposed Development: Automobile Repair Shop
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Abstained; James-Yes}
3. Case Number: **SUP2022-00007**
Applicant: Iftikhar Rauf
Contact: Iftikhar Rauf
Phone Number: 678.538.7865
Zoning: C-2
Location: 1106 Duluth Highway
Map Number: R7033 088
Acreage: 0.63
Square Feet: 2,400
Proposed Development: Automobile Repair Shop
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial Motion: Park; Second: Niazi; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Abstained; James-Yes}
4. Case Number: **CIC2022-00008**
Applicant: Fatih Aydin
Contact: c/o Karen Quintanilla
Phone Number: Karen Quintanilla
678.249.9899
Zoning: C-2
Location: 1825 Mall of Georgia Boulevard, Suite B and B1
Map Number: R7176 070
Acreage: 1.92
Square Feet: 2,390
Proposed Development: Tattoo and Body Piercing Parlor
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions 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}

5. Case Number: **RZR2021-00046 (Remanded)**
Applicant: CasGwyn Construction, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Shaun R. Adams
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: Tabled to May 3, 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}
6. Case Number: **RZC2021-00013 (Remanded)**
Applicant: Alpha Management Plus, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Shaun R. Adams
Phone Number: 770.822.0900
Zoning Change: R-75 to C-1
Location: 935 Pleasant Hill Road
Map Numbers: R6177 003, 004 and 332
Acreage: 5.41
Square Feet: 11,920
Proposed Development: Convenience Store with Fuel Pumps and Retail Building
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial Motion: Park; Second: Niazi; Vote: 8-1: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-No; James-Yes}
7. Case Number: **RZM2022-00004**
Applicant: Related Development, LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: R-140 to RM-24
Location: 950 and 1026 Old Peachtree Road
Map Numbers: R7132 013 and R7105 042
Acreage: 51.96
Lots: 799
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **APPROVAL AS RM-13 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}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{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}