



Planning Commission Public Hearing Agenda

Wednesday, April 13, 2022, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Announcements
- E. New Business

- 1. Case Number: **SUP2022-00016**
Applicant: Michelle Eason
Contact: Michelle Eason
Phone Number: 404.323.4004
Zoning: M-1
Location: 1899 Parker Court
Map Number: R6062 252
Acreage: 1.13
Square Feet: 8,236
Proposed Development: Kennel
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

- 2. Case Number: **SUP2022-00019**
Applicant: American Pet Resorts, LLC
Contact: Bob McCann
Phone Number: 770.491.7550
Zoning: C-2
Location: 1867 Azalea Drive
Map Number: R7091 341
Acreage: 2.59
Square Feet: 14,265
Proposed Development: Kennel and Pet Boarding with Outdoor Dog Runs and Pens
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00022**
Applicant: Shafqat A. Chatha
Contact: Shafqat A. Chatha
Phone Number: 678.886.2825
Zoning: M-1
Location: 4155 Arcadia Industrial Circle
Map Number: R6125 014
Acreage: 1.00
Square Feet: 5,032
Proposed Development: Automobile Body and Repair Shop
Commission District: (2) Ku
Department Recommendation: **DENIAL**
4. Case Number: **CIC2022-00006**
Applicant: Venus USA, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Tyler Boyd
Phone Number: 770.232.0000
Zoning: C-2
Location: 274 Old Peachtree Road
Map Number: R7152 003
Acreage: 2.31
Square Feet: 7,650
Proposed Development: Convenience Store with Fuel Pumps and Drive-Through
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **CIC2022-00010**
Applicant: The Davis Group
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2456 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.25
Square Feet: 129,196
Proposed Development: Self-Storage Facility, Convenience Store with Fuel Pumps, and Restaurants with Drive-In or Drive-Through Fast Food, and Outdoor Seating
Commission District: (4) Fosque
Department Recommendation: **DENIAL**

6. Case Number: **SUP2022-00017**
Applicant: The Davis Group
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2456 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.25
Square Feet: 129,196
Proposed Development: Self-Storage Facility
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
7. Case Number: **RZR2022-00010**
Applicant: Daniel Humphries
Contact: Daniel Humphries
Phone Number: 678.997.9737
Zoning Change: RA-200 to R-100
Location: 2880 Hosch Valley Road
Map Number: R1002 255
Acreage: 2.10
Lots: 2
Proposed Development: Single-Family Residence
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZC2022-00012**
Applicant: 105 PIB Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: O-I to C-2
Location: 851 Beaver Ruin Road
Map Number: R6158 008
Acreage: 4.30
Square Feet: 120,000
Proposed Development: Self- Storage Facility
Commission District: (1) Carden
Department Recommendation: **DENIAL**

9. Case Number: **SUP2022-00018**
Applicant: 105 PIB Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: O-I (Proposed C-2)
Location: 851 Beaver Ruin Road
Map Number: R6158 008
Acreage: 4.30
Square Feet: 120,000
Proposed Development: Self- Storage Facility
Commission District: (1) Carden
Department Recommendation: **DENIAL**
10. Case Number: **RZM2022-00007**
Applicant: Middleburg Communities, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 1558 Old Peachtree Road
Map Number: R7103 006
Acreage: 13.41
Units: 128
Proposed Development: Townhouses
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
11. Case Number: **RZR2022-00006**
Applicant: Middleburg Communities, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to TND
Location: 1558 Old Peachtree Road
Map Number: R7103 006
Acreage: 31.31
Units: 146
Proposed Development: Traditional Neighborhood Development
Commission District: (4) Fosque
Department Recommendation: **DENIAL**

12. Case Number: **RZM2022-00008**
Applicant: ContraVest Development Partners
c/o Andersen, Tate and Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning Change: C-2 and R-100 to HRR
Locations: 3130, 3160 and 3172 Financial Center Way
Map Numbers: R7176 006, 007 and 042
Acreage: 11.38
Units: 334
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
13. Case Number: **RZM2022-00010**
Applicant: Crogan Street LLC
Contact: William Nash
Phone Number: 678.206.7887
Zoning Change: O-I to R-TH
Location: 3132 Rosebud Road
Map Number: R5100 014
Acreage: 4.27
Units: 34
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
14. Case Number: **RZM2022-00011**
Applicant: Gwinnett Housing Corp.
c/o Thompson, O'Brien, Kappler and Nasuti, PC
Contact: William J. Diehl
Phone Number: 470.554.7937
Zoning Change: R-100 to R-TH
Location: 2785 and 2805 Rosebud Road
Map Numbers: R5124 003 and 004
Acreage: 8.02
Units: 37
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
15. Case Number: **RZM2022-00012**
Applicant: Parkland Communities, Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: R-75 to RM-13
Location: 3535 Sugarloaf Parkway
Map Number: R5084 039
Acreage: 5.22
Units: 67
Proposed Development: Apartments
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment