

**Planning Commission Public Hearing Agenda**  
**Wednesday, April 13, 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: Okoye; 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:	<b>SUP2022-00016</b>
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:	<b>APPROVAL WITH CONDITIONS</b>
{Action: Approval with Conditions 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}	

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**  
{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: **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**  
{Action: Denial 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}
4. Case Number: **CIC2022-00006**  
Applicant: Venus USA, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: 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**  
{Action: Approval with Conditions Motion: Park; Second: Edinger; Vote: 8-0-1: Niazi-Abstained; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

5. Case Number: **CIC2022-00010**  
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, 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**  
{Action: Tabled to May 3, 2022, 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}
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**  
{Action: Tabled to May 3, 2022, 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}
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**  
{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}

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-1 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**  
{Action: Tabled to May 3, 2022, 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}

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-1 (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**  
{Action: Tabled to May 3, 2022 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}

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**  
{Action: Tabled to May 3, 2022, 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}

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**  
{Action: Tabled to May 3, 2022, 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}

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**  
{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: **RZM2022-00010 (Public Hearing Held 4/13/2022)**  
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**  
{Action: Tabled to May 3, 2022, 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}

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**  
{Action: Approval 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}

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**  
{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}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

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