

**Planning Commission Public Hearing Agenda****Tuesday, June 7, 2022, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Via Teleconference: Ben Archer, Jerry James (arrived at 7:46pm)

- 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: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}
- D. Approval of Minutes:
  - May 3, 2022  
{Action: Approved Motion: Okoye; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}
  - May 4, 2022  
{Action: Approved Motion: Barnard; Second: Edinger; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}
- E. Announcements

F. Old Business

1. 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  
Locations: 2456 Buford Drive  
2500 Block of Buford Drive  
Map Numbers: R7132 002 and 026  
Acreage: 10.26  
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  
Additional Requests: Variances  
Commission District: (4) Fosque  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Barnard; Second: Okoye; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes;  
Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}
  
2. 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  
Locations: 2456 Buford Drive  
2500 Block of Buford Drive  
Map Numbers: R7132 002 and 026  
Acreage: 10.26  
Square Feet: 110,500  
Proposed Development: Self-Storage Facility  
Additional Requests: Variances  
Commission District: (4) Fosque  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Barnard; Second: Okoye; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes;  
Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}

3. 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: Single-Family Detached Residential and  
Townhouses  
Additional Requests: Variance and Waiver  
Commission District: (4) Fosque  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Okoye; Second: Barnard; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-  
Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Abstained}

4. 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  
Additional Requests: Variance and Waiver  
Commission District: (4) Fosque  
Department Recommendation: **DENIAL**  
{Action: Denial Motion: Okoye; Second: Barnard; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser-  
Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Abstained}

G. New Business

1. Case Number: **SUP2022-00026 – Administratively Held**

2. Case Number: **SUP2022-00027**  
Applicant: Bruce Johnston  
Contact: Arnel Santos  
Phone Number: 727.938.1516  
Zoning: M-1  
Location: 1400 Hurricane Shoals Road  
Map Number: R5240 001  
Acreage: 7.54  
Square Feet: 58,038  
Proposed Development: Recreational Vehicle Service  
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: **CIC2022-00015**  
Applicant: Barry Hunter  
Contact: Barry Hunter  
Phone Number: 770.508.8055  
Zoning: R-100  
Location: 2205 Duncans Shore Drive  
Map Numbers: R3007A163  
Acreage: 1.01  
Lot: 1  
Proposed Development: Accessory Building  
Additional Requests: Variances and Waiver  
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: **SUP2022-00023**  
Applicant: Barry Hunter  
Contact: Barry Hunter  
Phone Number: 770.508.8055  
Zoning: R-100  
Location: 2205 Duncans Shore Drive  
Map Number: R3007A163  
Acreage: 1.01  
Lot: 1  
Proposed Development: Accessory Building  
Additional Requests: Variances and Waiver  
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}
5. Case Number: **RZR2022-00011**  
Applicant: Yahya Khalid Siddiq  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: RA-200 to R-100  
Locations: 1854, 1864, and 1874 Pine Road  
Map Numbers: R3002 059, 060, and 061  
Acreage: 7.01  
Lots: 5  
Proposed Development: Single-Family Detached Subdivision  
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}

6. Case Number: **RZR2022-00014**  
Applicant: Eastwood Homes, LLC  
c/o Andersen, Tate and Carr, P.C.  
Contact: Melody A. Glouton, Esq.  
Phone Number: 770.822.0900  
Zoning Change: RA-200 to OSC  
Location: 1758 Virgil Moon Road  
Map Number: R4247 005  
Acreage: 33.48  
Units: 60  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variance  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to July 5, 2022, Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}
7. Case Number: **RZC2022-00014 (PUBLIC HEARING HELD)**  
Applicant: 1813 Pounds Road, LLC  
c/o Reginald A. Hudspeth, LLC  
Contact: Joe Wilburn, Esq.  
Phone Number: 770.864.1403  
Zoning Change: R-100 to C-1  
Location: 1813 Pounds Road  
Map Number: R6077 006F  
Acreage: 5.60  
Square Feet: 34,088  
Proposed Development: Retail, Office, and Adult Day Care  
Additional Request: Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to July 5, 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: **RZC2022-00018**  
Applicant: GMI1, Inc.  
Andersen, Tate and Carr, P.C.  
Contact: Melody A. Glouton, Esq.  
Phone Number: 770.339.0475  
Zoning Change: O-I and R-75 to C-1  
Locations: 5624, 5634, and 5644 Singleton Road  
Map Numbers: R6188 017, 360, and 361  
Acreage: 3.59  
Square Feet: 15,200  
Proposed Development: Retail Development with Fuel Pumps  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**  
{Action: Tabled to July 5, 2022, Motion: Edinger; Second: Crotser; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Absent}

9. Case Number: **RZM2022-00018**  
Applicant: Brand Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: M-1 and RA-200 to RM-24  
Location: 2651 Satellite Boulevard  
Map Number: R7079 008  
Acreage: 36.31  
Units: 712  
Proposed Development: Apartments  
Additional Requests: Variances  
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}
10. Case Number: **RZC2022-00017**  
Applicant: Brand Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: M-1 and RA-200 to MU-R  
Location: 2651 Satellite Boulevard  
Map Number: R7079 008  
Acreage: 3.79  
Square Feet: 25,000  
Units: 52  
Proposed Development: Mixed Use Development  
Additional Requests: Variances  
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}
11. Case Number: **RZM2022-00019 (PUBLIC HEARING HELD)**  
Applicant: Anthony L. Duncan  
Contact: Anthony L. Duncan  
Phone Number: 678.618.8890  
Zoning Change: O-I to R-TH  
Locations: 2520, 2530, and 2540 Highpoint Road  
Map Numbers: R6050 353, 354, and 355  
Acreage: 3.35  
Units: 30  
Proposed Development: Townhouses  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to July 5, 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}

12. Case Number: **RZM2022-00021**  
Applicant: McGinnis Ferry Development Group, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: RA-200 to RM-24  
Location: 142 Old Peachtree Road  
Map Number: R7152 001  
Acreage: 14.58  
Proposed Development: Apartments  
Additional Request: Waiver  
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}

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}