



Planning Commission Public Hearing Agenda

Wednesday, July 6, 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: Park; 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: **SUP2022-00035**
 Applicant: SMVS
 Contact: Falgun Soni
 Phone Number: 732.372.5946
 Zoning: RA-200
 Locations: 2731 Camp Branch Road
 2756 Pucketts Mill Road
 Map Numbers: R7141 003 and 006
 Acreage: 8.29
 Square Footage: 3,100
 Proposed Development: Place of Worship
 Commission District: (4) Fosque
 Department Recommendation: **APPROVAL WITH CONDITIONS**
 {Action: Denial 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}

2. Case Number: **SUP2022-00036**
Applicant: Alcides Duran Estevez
Contact: April Alonzo
Phone Number: 470.307.1896
Zoning: M-1
Location: 195 Huff Drive
Map Number: R5019 014
Acreage: 45.14
Square Footage: 990
Proposed Development: Truck and Vehicle Storage Lot
Additional Request: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 2, 2022; 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}
3. Case Number: **SUP2022-00038**
Applicant: Resilience Business Capital
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730, ext. 819
Zoning: C-2
Location: 3761 Stone Mountain Highway
Map Number: R6053 109
Acreage: 0.94
Square Footage: 25,656
Proposed Development: Automobile Sales and Related Service
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{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}.
4. Case Number: **SUP2022-00039**
Applicant: Capstone Construction, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730, ext. 819
Zoning: C-2
Locations: 2925 and 2945 Lawrenceville Highway
Map Numbers: R5016 019 and 029
Acreage: 4.57
Square Footage: 115,200
Proposed Development: Self-Storage Facility
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}

5. Case Number: **SUP2022-00040**
Applicant: Costa Oil
Contact: c/o Weissman, PC
Phone Number: Kasey Sturm
404.926.4630
Zoning: C-2
Location: 1315 Indian Trail Lilburn Road
Map Number: R6186 098
Acreage: 1.04
Square Footage: 838
Proposed Development: Automobile Lubrication Facility
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{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}
6. Case Number: **CIC2022-00019**
Applicant: Veronica llenre
Contact: Veronica llenre
Phone Number: 678.755.9449
Zoning: R-100
Location: 478 Patterson Road
Map Number: R5052 023
Acreage: 1.05
Square Feet: 2,240
Proposed Development: Personal Care Home
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}
7. Case Number: **RZR2022-00019**
Applicant: Atlas Development
Contact: Lauren Henderson
Phone Number: 678.873.7825
Zoning Change: RA-200 to R-100
Location: 2700 Block of Thompson Mill Road
Map Number: R1002 033
Acreage: 9.48
Units: 14
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 2, 2022; Motion: Williams; Second: Barnard; Vote: 8-0-1: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Abstained; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. Case Number: **RZM2022-00014**
Applicant: IDP-KSP Congress LLC
c/o Andersen, Tate & Carr, P.C.
Contact: Melody A. Glouton, Esq.
Phone Number: 770.339.0475
Zoning Change: C-2 to HRR
Location: 5885 Oakbrook Parkway
Map Number: R6196 138
Acreage: 3.75
Units: 148
Proposed Development: Apartments
Additional Request: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Edinger; Second: Crotser; Vote: 8-1: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}

9. Case Number: **RZM2022-00020**
Applicant: Taylor Morrison of Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to R-TH
Locations: 6100 Lawrenceville Highway
221 and 265 Pounds Drive
Map Numbers: R6139 003, 030, 067
Acreage: 22.33
Units: 212
Proposed Development: Townhouses
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{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}

10. Case Number: **RZM2022-00029**
Applicant: Ken Wood
Contact: Ken Wood
Phone Number: 678.684.6206
Zoning Change: R-100 to RM-24
Location: 1850 Satellite Boulevard
Map Number: R7216 010
Acreage: 19.0
Units: 300
Proposed Development: Apartments
Additional Request: Waiver
Commission District: (1) Carden
Department Recommendation: **APPROVAL AS RM-13 WITH CONDITIONS**
{Action: Approval as RM-13 with Conditions Motion: Park; Second: Niazi; Vote: 6-3: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-No}

11. Case Number: **RZM2022-00030 (Public Hearing Held)**
Applicant: Dacula Development Partners, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: MU-R to RM-24
Location: 1705 Winder Highway
Map Number: R5243 008
Acreage: 58.93
Units: 497
Proposed Development: Apartments
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 2, 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}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. 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}