



Planning Commission Public Hearing Agenda

Wednesday, August 3, 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. Old Business

1. Case Number: **SUP2022-00043**
Applicant: Akber Lassi
Contact: Akber Lassi
Phone Number: 404.735.6274
Zoning: C-2
Location: 2520 Old Norcross Road
Map Number: R7038 387
Acreage: 1.74
Square Footage: 4,080
Proposed Development: Car Wash
Additional Request: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2022-00044**
Applicant: Sky Collision
Contact: Josh Waters
Phone Number: 404.391.5921
Zoning: M-1
Location: 4154 Arcadia Industrial Circle
Map Number: R6132 129
Acreage: 0.98
Square Footage: 12,426
Proposed Development: Automobile Body Repair and Painting
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00045 – Administratively Held**
4. Case Number: **CIC2022-00022**
Applicant: Leon Prime Management, LLC
c/o Andersen, Tate, and Carr, P.C.
Melody A. Glouton, Esq.
770.822.0900
Contact: M-1
Phone Number: 2560 Northlake Drive
Zoning: R7125 129
Location: 4.90
Map Number: 41,848
Acreage: Cold Storage Plant
Square Feet: Variance
Proposed Development: (1) Carden
Additional Request: **APPROVAL WITH CONDITIONS**
Commission District:
Department Recommendation:
5. Case Number: **CIC2022-00023**
Applicant: Banyan Street/GAP Satellite Place 600 Owner, LLC
c/o Mahaffey Pickens Tuckers, LLP
Shane Lanham
770.232.0000
Contact: HRR
Phone Number: 3175 Satellite Boulevard
Zoning: R6206 033
Location: 4.32
Map Number: 340
Acreage: Apartments
Units: Alternative Architectural Review
Proposed Development: (1) Carden
Additional Request: **APPROVAL WITH CONDITIONS**
Commission District:
Department Recommendation:
6. Case Number: **RZR2022-00021**
Applicant: Michael J. Curry and Peggy D. Curry
Contact: Michael Curry
Phone Number: 678.628.5035
Zoning Change: C-2 to R-100
Location: 3185 South Puckett Road
Map Number: R7182 083
Acreage: 1.12
Lot: 1
Proposed Development: Single-Family Residence
Commission District: (4) Fosque
Department Recommendation: **APPROVAL**

7. Case Number: **RZR2022-00023**
Applicant: Beazer Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to OSC
Location: 800 Block of Rock Springs Road
Map Number: R7148 006
Acreage: 54.0
Units: 110
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance and Waiver
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZM2022-00031**
Applicant: Carter Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: M-1 to RM-24
Location: 974 and 1032 Buford Drive
Map Number: R7028 005 and 006
Acreage: 18.93
Units: 300
Proposed Development: Apartments
Additional Request: Alternative Architecture Review and Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZC2022-00025**
Applicant: Carter Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: M-1 to C-2
Location: 974 and 1032 Buford Drive
Map Number: R7028 005 and 006
Acreage: 3.04
Square Footage: 20,000
Proposed Development: Retail and Restaurant
Additional Request: Alternative Architecture Review and Waiver
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

10. Case Number: **RZC2022-00026**
Applicant: William Warren Properties, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-1 and C-2 to C-2
Location: 2980 Centerville Highway
Map Number: R6033 290
Acreage: 2.89
Square Footage: 88,350
Proposed Development: Self-Storage Facility
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
11. Case Number: **SUP2022-00042**
Applicant: William Warren Properties, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2 (Proposed)
Location: 2980 Centerville Highway
Map Number: R6033 290
Acreage: 2.89
Square Footage: 88,350
Proposed Development: Self-Storage Facility
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
12. Case Number: **RZM2022-00032 – Administratively Held**
13. Case Number: **RZM2022-00033**
Applicant: D.R. Horton
Contact: Tiffany Hogan
Phone Number: 678.509.0555
Zoning Change: R-100 to R-TH
Location: 4264 Five Forks Trickum Road
Map Number: R6091 096
Acreage: 6.66
Units: 43
Proposed Development: Townhouses
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **DENIAL**

14. Case Number: **RZM2022-00034**
Applicant: APC Contractors, Inc.
Contact: c/o Alliance Engineering and Planning
Phone Number: Tyler Lasser
770.225.4730
Zoning Change: R-75 to R-TH
Locations: 1623 and 1627 Lawrenceville Highway
Map Numbers: R5079 020 and 021
Acreage: 2.91
Units: 29
Proposed Development: Townhouses
Additional Request: Variance
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

15. Case Number: **RZM2022-00037**
Applicant: CKK Development Services
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: RA-200 to TND
Locations: 3088, 3108, and 3118 Jim Moore Road
Map Numbers: R2001 008, 901, 972, and 978
Acreage: 26.75
Units: 121
Proposed Development: Traditional Neighborhood Development
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment