



Planning Commission Public Hearing Agenda

Tuesday, October 4, 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. Approval of Minutes:
 - September 6, 2022
 - September 7, 2022
- E. Announcements
- F. Old Business

1. Case Number: **CIC2022-00024 (Public Hearing Held 9/6/2022)**
 Applicant: Old Atlanta Commerce, LLC
 c/o Thompson, O'Brien, Kappler & Nasuti, PC
 William J. Diehl
 Contact: 770.925.0111
 Phone Number: C-2
 Zoning: 8070 and 8080 South Rockbridge Road
 Locations: R6010 004 and 061
 Map Numbers: 7.14
 Acreage: Self-Storage Facility
 Proposed Development: (3) Watkins
 Commission District: **APPROVAL WITH CONDITIONS**
 Department Recommendation:

2. Case Number: **SUP2022-00049 (Public Hearing Held 9/6/2022)**
 Applicant: Old Atlanta Commerce, LLC
 c/o Thompson, O'Brien, Kappler & Nasuti, PC
 William J. Diehl
 Contact: 770.925.0111
 Phone Number: C-2
 Zoning: 8070 and 8080 South Rockbridge Road
 Locations: R6010 004 and 061
 Map Numbers: 7.14
 Acreage: 131,100
 Square Footage: Self-Storage Facility
 Proposed Development: (3) Watkins
 Commission District: **APPROVAL WITH CONDITIONS**
 Department Recommendation:

3. Case Number: **RZC2022-00028 (Public Hearing Held 9/6/2022)**
Applicant: Canon Manley
Contact: Canon Manley
Phone Number: 678.462.3225
Zoning Change: R-100 to C-2
Location: 2534 Loganville Highway
Map Number: R5155 027
Acreage: 0.93
Square Feet: 7,253
Proposed Development: Specialty Trade Contractor's Office
Additional Request: Waivers
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZC2022-00031 (Public Hearing Held 9/7/2022)**
Applicant: Nabeel Group of Companies, Inc.
Contact: c/o Andersen, Tate, and Carr, P.C.
Phone Number: Anre D. Washington
770.822.0900
Zoning Change: R-100 to C-1
Location: 885 Collins Hill Road
Map Number: R7011 014B
Acreage: 2.49
Square Footage: 7,000
Proposed Development: Convenience Store with Fuel Pumps
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
5. Case Number: **RZM2022-00026**
Applicant: Brand Properties, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Phone Number: Shane Lanham
770.232.0000
Zoning Change: R-TH to RM-24
Location: 1151 Rock Springs Road
Map Number: R7147 407
Acreage: 7.39
Units: 177
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **DENIAL**

6. Case Number: **RZM2022-00027**
Applicant: Brand Properties, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to RM-24
Locations: 1117, 1173 Tech Center Drive
2672 Buford Drive
Map Numbers: R7132 006, 043, and R7147 193
Acreage: 7.15
Units: 112
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **DENIAL**
7. Case Number: **RZM2022-00028**
Applicant: Brand Properties, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to RM-24
Locations: 2445 and 2455 Tech Center Parkway
Map Numbers: R7132 003 and 044
Acreage: 2.92
Units: 37
Proposed Development: Apartments
Commission District: (1) Carden
Department Recommendation: **DENIAL**
8. Case Number: **RZM2022-00037 (Public Hearing Held 9/6/2022)**
Applicant: CKK Development Services
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: RA-200 to TND
Location: 3088, 3108, and 3118 Jim Moore Road
Map Number: R2001 008, 901, 972, 978
Acreage: 26.75
Units: 121
Proposed Development: Traditional Neighborhood Development
Commission District: (3) Watkins
Additional Request: Variance
Department Recommendation: **APPROVAL AS OSC WITH CONDITIONS**

9. Case Number: **RZM2022-00038 (Public Hearing Held 9/7/2022)**
 Applicant: Ridgeline Land Planning, Inc.
 c/o Mahaffey Pickens Tucker, LLP
 Contact: Shane Lanham
 Phone Number: 770.232.0000
 Zoning Change: R-100 to R-TH
 Location: 912 Cooper Road
 Map Numbers: R5101 003
 Acreage: 10.24
 Units: 62
 Proposed Development: Townhouses
 Commission District: (3) Watkins
 Department Recommendation: **APPROVAL WITH CONDITIONS**

10. Case Number: **RZM2022-00039 (Public Hearing Held 9/7/2022)**
 Applicant: The Revive Land Group, LLC
 c/o Mahaffey Pickens Tucker, LLP
 Contact: Shane Lanham
 Phone Number: 770.232.0000
 Zoning Change: C-1 and RA-200 to R-TH
 Location: 1900 Block of Auburn Road
 Map Numbers: R3001 021, 072, and 135
 Acreage: 17.69
 Units: 118
 Proposed Development: Townhouses
 Additional Requests: Variances and Waivers
 Commission District: (4) Fosque
 Department Recommendation: **APPROVAL WITH CONDITIONS**

G. New Business

1. **SUP2022-00037** **Administratively Held**

2. Case Number: **SUP2022-00045**
 Applicant: Jea Huy Choi
 Contact: Jea Huy Choi
 Phone Number: 404.644.3533
 Zoning: M-1
 Location: 4275 Steve Reynolds Boulevard
 Map Number: R6184 067
 Acreage: 5.0
 Square Footage: 3,009
 Proposed Development: Adult Day Care
 Commission District: (1) Carden
 Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00052**
Applicant: Michael T. Collins
Contact: Michael T. Collins
Phone Number: 407.335.5764
Zoning: RA-200
Location: 1058 Tullis Road
Map Number: R7024 031
Acreage: 1.38
Square Footage: 6,000
Proposed Development: Family Personal Care Home (Renewal)
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **SUP2022-00057**
Applicant: Akber Lassi
Contact: Akber Lassi
Phone Number: 404.735.6274
Zoning: C-2
Locations: 4578 Britt Road
Map Numbers: R6165 030
Acreage: 2.79
Square Footage: 4,080
Proposed Development: Car Wash
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
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
Locations: 2465 Buford Drive
2500 Block of Buford Drive
Map Numbers: R7132 002 and 026
Acreage: 10.25
Square Footage: 31,874
Proposed Development: Restaurants with Drive-In or Drive-Through Fast Food
Additional Requests: Variances
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **CIC2022-00025**
Applicant: Shinjo Inc.
Contact: Dong Min
Phone Number: 678.862.2671
Zoning: C-2
Locations: 4500 Satellite Boulevard
Map Numbers: R6211 223
Acreage: 10.57
Square Footage: 3,300
Proposed Development: Tattoo and Body Piercing Parlor
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **SUP2022-00054**
Applicant: Shinjo Inc.
Contact: Dong Min
Phone Number: 678.862.2671
Zoning: C-2
Locations: 4500 Satellite Boulevard
Map Numbers: R6211 223
Acreage: 10.57
Square Footage: 3,300
Proposed Development: Tattoo and Body Piercing Parlor
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. **CIC2022-00026 and CIC2022-00027** **Administratively Withdrawn**
9. **RZC2022-00038** **Administratively Held**
10. Case Number: **RZR2022-00030**
Applicant: DRB Group Georgia, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Phone Number: Shane Lanham
770.232.0000
Zoning Change: R-100 to OSC
Location: 2600 Block of Ozora Church Road
Map Number: R5198 007, 008, and 169
Acreage: 40.74
Lots: 91
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

11. Case Number: **RZR2022-00031**
Applicant: Florentina Fisteag
Contact: Florentina Fisteag
Phone Number: 678.668.4731
Zoning Change: RA-200 to R-100
Location: 3107 Jim Moore Road
Map Number: R2001 058
Acreage: 1.03
Lots: 2
Proposed Development: Single-Family Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
12. Case Number: **RZM2022-00032**
Applicant: Aziz Haji
Contact: c/o Reginald A. Hudspeth, LLC
Phone Number: Joe Wilburn
770.864.1403
Zoning Change: R-100 and M-1 to R-TH
Location: 2514 Meadow Church Road
Map Number: R7121 003A
Acreage: 6.01
Units: 40
Proposed Development: Townhouses
Additional Request: Waiver
Commission District: (1) Carden
Department Recommendation: **DENIAL**
13. Case Number: **RZM2022-00044**
Applicant: Parkland Communities
Contact: c/o Alliance Engineering and Planning
Phone Number: Tyler Lasser
770.225.4730 ext. 819
Zoning Change: C-2 to RM-13
Location: 1540 Duluth Highway
Map Number: R7073 358
Acreage: 2.86
Units: 37
Proposed Development: Apartments
Additional Request: Waivers
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment