



**Planning Commission Public Hearing Agenda**

**Monday, December 5, 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:
  - November 1, 2022
  - November 2, 2022
- E. Announcements
- F. Old Business

1. Case Number:	<b>CIC2022-00029 (Public Hearing Held)</b>
Applicant:	Reside Partners, LLC c/o Andersen Tate & Carr, P.C.
Contact:	Melody A. Glouton
Phone Number:	770.822.0900
Zoning:	MU-R
Locations:	2900 Block of Buford Drive and 1400 Block of Laurel Crossing Parkway
Map Numbers:	R7146 001, 007, 031, and 050
Acreage:	18.19
Units:	378
Proposed Development:	Mixed-Use Development
Additional Request:	Variance
Commission District:	(4) Fosque
Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

2. Case Number: **RZR2022-00015 (Public Hearing Held)**  
Applicant: Moyees Merchant  
Contact: Moyees Merchant  
Phone Number: 404.723.1316  
Zoning Change: OSC to R-100  
Locations: 3574 and 3584 River Drive  
Map Numbers: R6108 201 and 272  
Acreage: 14.04  
Units: 9  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Waivers  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **RZM2022-00045**  
Applicant: CKK Development  
Contact: Andy Lunsford  
Phone Number: 678.314.0466  
Zoning Change: R-75 to RM-13  
Location: 1085 Winder Highway  
Map Number: R5210 010  
Acreage: 5.50  
Units: 72  
Proposed Development: Apartments  
Commission District: (4) Fosque  
Department Recommendation: **DENIAL**

G. New Business

1. **SUP2022-00037** **Administratively Withdrawn**

2. Case Number: **SUP2022-00064**  
Applicant: Elegance Tattoo Collective, LLC  
Contact: Jhon Campuzano  
Phone Number: 914.844.4025  
Zoning: C-2  
Location: 2760 Braselton Highway, Suite 102  
Map Number: R3001B136  
Acreage: 0.90  
Square Footage: 1,200  
Proposed Development: Tattoo Parlor  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00066**  
Applicant: Arthur Capers III  
Contact: Ted Thomas  
Phone Number: 678.457.5126  
Zonings: C-2 and C-1  
Location: 3300 Centerville Highway  
Map Number: R6030 077  
Acreage: 2.32  
Square Footage: 2,000  
Proposed Development: Tattoo and Body Piercing Parlor  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. **SUP2022-00069** **Administratively Held**
5. Case Number: **SUP2022-00070**  
Applicant: HREP Hurricane Shoals, LLC  
c/o Andersen Tate & Carr  
Contact: Melody Glouton  
Phone Number: 770.822.0900  
Zoning: M-1  
Location: 750 Hurricane Shoals Road  
Map Number: R7013 026  
Acreage: 5.78  
Square Footage: 12,183  
Proposed Development: Truck and Heavy Equipment Sales, Rental and Service  
Additional Request: Variance  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **CIC2022-00032**  
Applicant: Taylor & Mathis, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning: M-1  
Location: 1500 Progress Industrial Boulevard  
Map Number: R7015 093  
Acreage: 14.45  
Square Footage: 152,228  
Proposed Development: Office/Warehouse  
Additional Request: Variance  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**

7. Case Number: **CIC2022-00033**  
Applicant: Amazing Homes Constructions, LLC  
Contact: c/o Alliance Engineering and Planning  
Phone Number: Tyler Lasser  
770.225.4730 Ext. 819  
Zoning: R-100  
Locations: 2339, 2347, 2357, 2381, and 2395 Kilgore Road  
Map Numbers: R7185 001, 012, 136, 161, and 163  
Acreage: 9.56  
Units: 7  
Proposed Development: Single-Family Detached Dwellings  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **CIC2022-00034**  
Applicant: RK Hotel Group, LLC  
Contact: c/o Blum & Campbell, LLC  
Phone Number: Jody Charles Campbell  
470.365.2890  
Zoning: C-2  
Location: 1959 Duluth Highway  
Map Number: R7081 130  
Acreage: 1.73  
Square Footage: 61,327  
Proposed Development: Extended Stay Hotel  
Additional Request: Variances  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZR2022-00024**  
Applicant: Corand LLC  
Contact: Charles Ross, Esq.  
Phone Number: 770.962.0100  
Zoning Change: R-140 to R-75  
Location: 4400 Block of Bradley Drive  
Map Number: R4345 013  
Acreage: 7.96  
Units: 9  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL AS R-100 WITH CONDITIONS**

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|----------------------------|--|
| 10. Case Number:           | <b>RZR2022-00028</b>   |
| Applicant:                 | Ridgeline Land Planning, Inc.<br>c/o Mahaffey Pickens Tucker, LLP    |
| Contact:                   | Shane Lanham   |
| Phone Number:              | 770.232.0000   |
| Zoning Change:             | R-100 to OSC   |
| Locations:                 | 1920 and 1934 McGee Road   |
| Map Numbers:               | R5008 001 and 001A   |
| Acreage:                   | 27.51  |
| Lots:                      | 60   |
| Proposed Development:      | Single-Family Detached Subdivision                                   |
| Commission District:       | (3) Watkins  |
| Department Recommendation: | <b>DENIAL</b>  |
|                            |  |
| 11. Case Number:           | <b>RZR2022-00036</b>   |
| Applicant:                 | Direct Residential Communities                                       |
| Contact:                   | Jarod Brode  |
| Phone Number:              | 706.892.6633   |
| Zoning Change:             | R-100 to OSC   |
| Locations:                 | 1500 Block of Compton Woods Drive and 3600<br>Block of Stephens Road |
| Map Numbers:               | R5095 004A and 004B  |
| Acreage:                   | 24.69  |
| Lots:                      | 58   |
| Proposed Development:      | Single-Family Detached Subdivision                                   |
| Additional Request:        | Variances  |
| Commission District:       | (3) Watkins  |
| Department Recommendation: | <b>APPROVAL WITH CONDITIONS</b>                                      |
|                            |  |
| 12. <b>RZC2022-00040</b>   | <b>Administratively Held</b>   |
|                            |  |
| 13. <b>SUP2022-00056</b>   | <b>Administratively Held</b>   |
|                            |  |
| 14. <b>BRD2022-00003</b>   | <b>Administratively Held</b>   |
|                            |  |
| 15. Case Number:           | <b>RZC2022-00049</b>   |
| Applicant:                 | Aashish Mavani   |
| Contact:                   | Robert Jackson Wilson  |
| Phone Number:              | 770.962.9780   |
| Zoning Change:             | RA-200 to C-2  |
| Locations:                 | 3927 and 3939 Rosebud Road   |
| Map Numbers:               | R5065 016 (portion) and R5065 036                                    |
| Acreage:                   | 3.85   |
| Square Footage:            | 7,480  |
| Proposed Development:      | Convenience Store with Fuel Pumps                                    |
| Additional Request:        | Variance   |
| Commission District:       | (3) Watkins  |
| Department Recommendation: | <b>DENIAL</b>  |

16. Case Number: **RZM2022-00043**  
Applicant: AO Wang  
Contact: Kenton Griffin  
Phone Number: 678.717.7814  
Zoning Change: R-75 to R-TH  
Locations: 112 and 122 Gloster Road  
Map Numbers: R5014 003 and 004  
Acreage: 2.24  
Lots: 12  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**
17. Case Number: **RZM2022-00048**  
Applicant: Pedcor Investments, A Limited Liability Company  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 to RM-24  
Location: 1144 Grayson Highway  
Map Number: R5139 002  
Acreage: 9.82  
Units: 144  
Proposed Development: Apartments  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL AS RM-13 WITH CONDITIONS**
18. Case Number: **RZM2022-00049**  
Applicant: Pedcor Investments, A Limited Liability Company  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: R-100 to RM-24  
Locations: 1144 and 1200 Grayson Highway  
Map Numbers: R5139 002 and 116  
Acreage: 5.28  
Units: 72  
Proposed Development: Apartments  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL AS RM-13 WITH CONDITIONS**

H. Audience Comments

I. Committee Reports

J. Comments by Staff and Planning Commission

K. Adjournment