

Planning Commission Public Hearing Agenda**Monday, December 5, 2022 at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Glen Williams, LaShaun Lovett, Jerry James

Absent: Gabe Okoye

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: Park; Second: Edinger; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

D. Approval of Minutes:

- November 1, 2022

{Action: Approved Motion: Edinger; Second: Park; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

- November 2, 2022

{Action: Approved Motion: Park; Second: Edinger; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

E. Announcements

F. Old Business

1. Case Number:

CIC2022-00029 (Public Hearing Held 11/2/2022)

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:

APPROVAL WITH CONDITIONS

{Action: Approval with Conditions Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

2. Case Number: **RZR2022-00015 (Public Hearing Held 11/1/2022)**
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**
{Action: Approval with Conditions; Motion: Edinger; Second: Crotser; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**
{Action: Denied Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**
{Action: Approval with Conditions; Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

3. Case Number: **SUP2022-00066 (Public Hearing Held)**
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**
{Action: Table to January 3, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**
{Action: Approval with Conditions; Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**
{Action: Approval with Conditions; Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

7. Case Number: **CIC2022-00033**
Applicant: Amazing Homes Constructions, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 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**
{Action: Approval with Conditions; Motion: Lovett; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

8. Case Number: **CIC2022-00034**
Applicant: RK Hotel Group, LLC
c/o Blum & Campbell, LLC
Contact: Jody Charles Campbell
Phone Number: 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**
{Action: Approval with Conditions; Motion: Park; Second: Niazi; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

10. Case Number: **RZR2022-00028 (Public Hearing Held)**
Applicant: Ridgeline Land Planning, Inc.
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: **DENIAL**
{Action: Tabled to January 3, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Absent; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}
11. Case Number: **RZR2022-00036**
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
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: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 7-1: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-No; James-Yes}
12. **RZC2022-00040** **Administratively Held**
13. **SUP2022-00056** **Administratively Held**
14. **BRD2022-00003** **Administratively Held**

15. Case Number: **RZC2022-00049**
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: **DENIAL**

{Action: Tabled to January 3, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Yes; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

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**

{Action: Approval with Conditions; Motion: Lovett; Second: Williams; Vote: 7-0-1: Niazi-Yes; Park-Abstained; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

17. Case Number: **RZM2022-00048 (Public Hearing Held)**
Applicant: Pedcor Investments, A Limited Liability Company
c/o Mahaffey Pickens Tucker, LLP
Contact: 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**
{Action: Tabled to January 3, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Absent; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}

18. Case Number: **RZM2022-00049 (Public Hearing Held)**
Applicant: Pedcor Investments, A Limited Liability Company
c/o Mahaffey Pickens Tucker, LLP
Contact: 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**
{Action: Tabled to January 3, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Park-Absent; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-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: 8-0: Niazi-Yes; Park-Absent; Crotser- Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Lovett-Yes; James-Yes}