



Planning Commission Public Hearing Agenda

Tuesday, January 3, 2023, 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:
 - December 5, 2022
- E. Announcements
- F. Old Business

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| 1. | Case Number: | SUP2022-00066 (Public Hearing Held 12/5/2022) |
| | 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: | (2) Ku |
| | Department Recommendation: | APPROVAL WITH CONDITIONS |
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| 2. | 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 and 036 |
| | Acreage: | 3.85 |
| | Square Footage: | 7,480 |
| | Proposed Development: | Convenience Store with Fuel Pumps |
| | Additional Requests: | Variance |
| | Commission District: | (3) Watkins |
| | Department Recommendation: | DENIAL |

3. Case Number: **RZR2022-00028 (Public Hearing Held 12/5/2022)**
Applicant: Ridgeline Land Planning, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to OSC
Locations: 1920 and 1934 McGee Road
Map Numbers: R5008 001 and 001A
Acreage: 27.51
Units: 60
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
4. Case Number: **RZR2022-00034**
Applicant: Casgwyn Construction, LLC
c/o Andersen Tate & Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-60
Location: 2905 Fence Road
Map Number: R5305 001
Acreage: 14.27
Units: 28
Proposed Development: Single-Family Detached Subdivision
Commission Districts: (3) Watkins and (4) Holtkamp
Department Recommendation: **DENIAL**
5. Case Number: **RZM2022-00035**
Applicant: Avention Companies
Contact: Dennis J. Webb, Jr.
Phone Number: 404.815.3620
Zoning Change: R-100 to RM-13
Location: 901 Athens Highway
Map Number: R5125 005
Acreage: 54.42
Units: 662
Proposed Development: Apartments
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

6. Case Number: **RZC2022-00029**
Applicant: Avention Companies
Contact: Dennis J. Webb, Jr.
Phone Number: 404.815.3620
Zoning Change: R-100 to C-2
Location: 901 Athens Highway
Map Number: R5125 005
Acreage: 3.34
Square Footage: 22,100
Proposed Development: Restaurant and Office/Retail
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
7. Case Number: **RZM2022-00048 (Public Hearing Held 12/5/2022)**
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**
8. Case Number: **RZM2022-00049 (Public Hearing Held 12/5/2022)**
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**

G. New Business

1. Case Number: **CIC2023-00001**
Applicant: Jeffrey Johnson
Contact: Jeffrey Johnson
Phone Number: 770.312.3645
Zoning: C-2
Location: 5932 Cumming Highway
Map Number: R7339 014A
Acreage: 1.75
Square Footage: 12,000
Proposed Development: Outdoor Storage for Equipment and Recycling Materials

Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2023-00004**
Applicant: Jeffrey Johnson
Contact: Jeffrey Johnson
Phone Number: 770.312.3645
Zoning: C-2
Location: 5932 Cumming Highway
Map Number: R7339 014A
Acreage: 1.75
Square Footage: 12,000
Proposed Development: Outdoor Storage for Equipment and Recycling Materials

Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **SUP2022-00055**
Applicant: Petal Missette
Contact: Petal Missette
Phone Number: 718.839.0011
Zoning: R-100
Location: 1197 Hiram Davis Road
Map Number: R5203 223
Acreage: 3.09
Square Footage: 4,414
Proposed Development: Family Personal Care Home
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number: **SUP2023-00001**
Applicant: Fabio Mattioli
Contact: Fabio Mattioli
Phone Number: 678.485.7913
Zoning: M-1
Location: 4140 Arcadia Industrial Circle
Map Number: R6132 046
Acreage: 1.5
Square Footage: 7,500
Proposed Development: Automobile Repair and Body Shop
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZR2023-00001**
Applicant: T&B, LLC
Contact: Charles "Chuck" Ross, Esq.
Phone Number: 770.962.0100
Zoning Change: RA-200 to R-100
Location: 1900 Block of Jones Phillips Road
Map Number: R5313 027
Acreage: 8.47
Units: 7
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZC2023-00001**
Applicant: New Pacific Trading Company
Contact: Ryan Won
Phone Number: 678.551.0616
Zoning: O-I and R-100 to C-1
Locations: 2586, 2592, 2602, and the 2600 Block of Lawrenceville Suwanee Road
Map Numbers: R7127 007, 019, 035, and 392
Acreage: 5.58
Square Footage: 51,000
Proposed Development: Commercial Development
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

- H. Audience Comments
- I. Committee Reports
- J. Comments by Staff and Planning Commission
- K. Other Business – Election of Officers
- L. Adjournment