

Planning Commission Public Hearing Agenda**Tuesday, January 3, 2023, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Nick Nicolosi, Anthony Crotser, MB Strickland, Ben Archer, Glen Williams, Chris Franklin
Absent: Imran Niazi, Jerry James, Sandy Donatucci

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: Williams; Second: Strickland; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

D. Approval of Minutes:

- December 5, 2022

{Action: Approved Motion: Williams; Second: Archer; Vote: 5-0-1: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Abstained; Donatucci-Absent}

E. Announcements

F. Old Business

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**

{Action: Approval with Conditions Motion: Crotser; Second: Strickland; Vote: 4-0-2: Niazi-Absent; Nicolosi-Abstained; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Abstained; Donatucci-Absent}

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**

{Action: Denied Motion: Archer; Second: Williams; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

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**

{Action: Tabled to February 7, 2023 Motion: Archer; Second: Williams; Vote: 5-0-1: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Abstained; Donatucci-Absent}

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**
{Action: Tabled to February 7, 2023 Motion: Archer; Second: Williams; Vote: 5-0-1: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Abstained; Donatucci-Absent}
5. Case Number: **RZM2022-00035**
Applicant: Aventon 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**
{Action: Denied Motion: Archer; Second: Williams; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}
6. Case Number: **RZC2022-00029**
Applicant: Aventon 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**
{Action: Denied Motion: Archer; Second: Williams; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

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**
{Action: Table to February 7, 2023 Motion: Williams; Second: Archer; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}
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**
{Action: Tabled to February 7, 2023 Motion: Williams; Second: Archer; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

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**
{Action: Tabled to February 7, 2023 Motion: Franklin; Second: Williams; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

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**
{Action: Tabled to February 7, 2023 Motion: Franklin; Second: Williams Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

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**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}
4. Case Number: **SUP2023-00001 (Public Hearing Held)**
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**
{Action: Tabled to March 7, 2023 Motion: Crotser; Second: Strickland; Vote: 6-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}
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**
{Action: Approval with Conditions Motion: Williams; Second: Crotser; Vote: 5-0-1: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Abstained; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Absent}

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**
{Action: Tabled to February 7, 2023 Motion: Franklin; Second: Williams; Vote: 6-0: Niazi-
Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-
Absent; Franklin-Yes; Donatucci-Absent}

H. Audience Comments

I. Committee Reports

J. Comments by Staff and Planning Commission

K. Other Business – Election of Officers

L. Adjournment

{Action: Approved Motion: Williams; Second: Archer; Vote: 6-0: Niazi-Absent; Nicolosi-
Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes;
Donatucci-Absent}