



**Planning Commission Public Hearing Agenda**

**Wednesday, January 4, 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. Announcements
- E. New Business

1.	Case Number:	<b>SUP2023-00002</b>
	Applicant:	Ever Becerra
	Contact:	Ever Becerra
	Phone Number:	678.429.3998
	Zoning:	M-1
	Location:	1750 Cedars Road
	Map Number:	R5210 063
	Acreage:	3.87
	Square Footage:	8,000
	Proposed Development:	Heavy Truck Service
	Commission District:	(3) Watkins
	Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

2.	Case Number:	<b>SUP2023-00003</b>
	Applicant:	Andrew Thomas
	Contact:	Andrew Thomas
	Phone Number:	770.925.2400
	Zoning:	M-1
	Location:	4150 Arcadia Industrial Circle
	Map Number:	R6132 044
	Acreage:	0.91
	Square Footage:	6,241
	Proposed Development:	Towing/Wrecker Service and Automobile Repair Shop
	Commission District:	(2) Ku
	Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

3. Case Number: **CIC2023-00002**  
Applicant: JR Wright  
Contact: Jack Cranford  
Phone Number: 678.877.9640  
Zoning: M-1  
Location: 2000 Block of Flowery Branch Road  
Map Number: R3007 185  
Acreage: 10.01  
Square Footage: 88,920  
Proposed Development: Office Warehouse  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZC2022-00039**  
Applicant: Remetales, Inc.  
Contact: Jeff Pruitt Jr.  
Phone Number: 770.271.0007  
Zoning Change: C-2 and R-75 to M-1  
Locations: 4136 Buford Highway and 2977 Gravitt Trail  
Map Numbers: R6260 011 and 653  
Acreage: 5.09  
Square Footage: 20,028  
Proposed Development: Recovered Materials Processing Facility  
Additional Requests: Waiver and Variance  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **SUP2023-00009**  
Applicant: Remetales, Inc.  
Contact: Jeff Pruitt Jr.  
Phone Number: 770.271.0007  
Zoning: M-1 (Proposed)  
Locations: 4136 Buford Highway and 2977 Gravitt Trail  
Map Number: R6260 011 and 653  
Acreage: 5.09  
Square Footage: 20,028  
Proposed Development: Recovered Materials Processing Facility  
Additional Requests: Waiver and Variance  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **RZC2023-00003**  
Applicant: JCB Atlanta Real Estate, LLC  
c/o Andersen Tate & Carr, P.C.  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: C-3 to M-1  
Location: 5493 Goshen Springs Road  
Map Number: R6214 005  
Acreage: 2.93  
Square Footage: 21,796  
Proposed Development: Heavy Equipment Rental, Sales, and Service  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **SUP2023-00010**  
Applicant: JCB Atlanta Real Estate, LLC  
c/o Andersen Tate & Carr, P.C.  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning Change: M-1 (Proposed)  
Location: 5493 Goshen Springs Road  
Map Number: R6214 005  
Acreage: 2.93  
Units: 21,796  
Proposed Development: Heavy Equipment Rental, Sales, and Service  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZC2023-00002**  
Applicant: Trinton Properties  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730 Ext. 819  
Zoning Changes: R-100, R-ZT and C-2 to C-1  
Locations: 5300 Block of Sugarloaf Parkway  
5390 Sugarloaf Parkway  
Map Numbers: R7043 136 and 138  
Acreage: 1.50  
Square Footage: 4,800  
Proposed Development: Convenience Store with Fuel Pumps and  
Restaurant/Retail Uses  
Additional Request: Waiver  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**

9. Case Number:	<b>RZM2023-00001</b>
Applicant:	Espinosa Construction
Contact:	Johnny Free
Phone Number:	678.925.6904
Zoning Change:	C-2 to R-TH
Location:	1935 Old Peachtree Road
Map Number:	R7094 152
Acreage:	1.57
Units:	14
Proposed Development:	Townhouses
Additional Request:	Waiver
Commission District:	(4) Holtkamp
Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

F. Audience Comments

G. Committee Reports

H. Comments by Staff and Planning Commission

I. Adjournment