

**Planning Commission Public Hearing Agenda****Wednesday, January 4, 2023, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Nick Nicolosi, Anthony Crotser, MB Strickland, Ben Archer, Glen Williams, Chris Franklin, Sandy Donatucci

Absent: Imran Niazi, Jerry James

- 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: Archer; Second: Williams; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser- Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

D. Announcements

E. New Business

- 1. Case Number: **SUP2023-00002**  
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: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

2. Case Number: **SUP2023-00003**  
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: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}
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**  
{Action: Tabled To: February 7, 2023; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}
4. Case Number: **RZC2022-00039 (Public Hearing Held)**  
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**  
{Action: Tabled To: February 7, 2023; Motion: Nicolosi; Second: Crotser; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

5. Case Number: **SUP2023-00009 (Public Hearing Held)**  
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**  
{Action: Tabled To: February 7, 2023; Motion: Nicolosi; Second: Crotser; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

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**  
{Action: Approved with Conditions; Motion: Crotser; Second: Strickland; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

8. Case Number: **RZC2023-00002**  
Applicant: Trinton Properties  
c/o Alliance Engineering and Planning  
Tyler Lasser  
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**  
{Action: Tabled To: February 7, 2023; Motion: Nicolosi; Second: Crotser; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}

9. Case Number: **RZM2023-00001**  
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: **APPROVAL WITH CONDITIONS**  
{Action: Tabled To: February 7, 2023; Motion: Franklin; Second: Donatucci; Vote: 7-0:  
Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes;  
James-Absent; Franklin-Yes; Donatucci-Yes}

F. Audience Comments

G. Committee Reports

H. Comments by Staff and Planning Commission

I. Adjournment

{Action: Approved Motion: Archer; Second: Williams; Vote: 7-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; James-Absent; Franklin-Yes; Donatucci-Yes}