



Planning Commission Public Hearing Agenda

Tuesday, February 7, 2023, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Other Business – Election of Officers
- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
- E. Approval of Minutes:
 - January 3, 2023
 - January 4, 2023

F. Announcements

G. Old Business

- 1. Case Number: **SUP2022-00036**
 - Applicant: Alcides Duran Estevez
 - Contact: Gregory Dyson
 - Phone Number: 770.378.2301
 - Zoning: M-1
 - Location: 195 Huff Drive
 - Map Number: R5019 014
 - Acreage: 45.14
 - Square Footage: 990
 - Proposed Development: Truck and Vehicle Storage Lot
 - Additional Request: Variance
 - Commission District: (2) Ku
 - Department Recommendation: **APPROVAL WITH CONDITIONS**

2. 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
Lots: 60
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
3. Case Number: **RZR2022-00034**
Applicant: Casgwyn Construction, LLC
Contact: c/o Andersen Tate & Carr
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**
4. Case Number: **RZM2022-00048 (Public Hearing Held 12/5/2022)**
Applicant: Pedcor Investments, A Limited Liability Company
Contact: c/o Mahaffey Pickens Tucker, LLP
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 Districts: (3) Watkins
Department Recommendation: **APPROVAL AS RM-13 WITH CONDITIONS**

5. 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**
6. 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**
7. 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**

8. Case Number: **RZC2023-00001**
Applicant: New Pacific Trading Corporation
Contact: Ryan Won
Phone Number: 678.551.0616
Zoning Changes: 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**
9. 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**
10. Case Number: **RZC2022-00039 (Public Hearing Held 1/4/2023)**
Applicant: Remetales, Inc.
Contact: Jeff Pruitt Jr.
Phone Number: 770.271.0007
Zoning Changes: 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**

11. Case Number: **SUP2023-00009 (Public Hearing Held 1/4/2023)**
Applicant: Remetales, Inc.
Contact: Jeff Pruitt Jr.
Phone Number: 770.271.0007
Zonings: C-2 and R-75
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**
12. Case Number: **RZC2023-00002**
Applicant: Triton Properties
Contact: c/o Alliance Engineering and Planning
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 and 5390 Sugarloaf Parkway
Map Numbers: R7043 136 and 138
Acreage: 1.5
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**
13. 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**

H. New Business

1. Case Number: **SUP2022-00037**
Applicant: Bettina Bland
Contact: Bettina Bland
Phone Number: 678.887.2005
Zoning: R-75
Location: 376 Black Oak Court
Map Number: R5140 191
Acreage: 0.40
Square Footage: 1,300
Proposed Development: Home Occupation: Hair Salon (Renewal)
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2023-00005**
Applicant: Mitchell Construction
Contact: c/o Alliance Engineering and Planning
Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 473 Athens Highway
Map Number: R5131 259
Acreage: 2.17
Square Footage: 8,000
Proposed Development: Automobile Customization, Modification and
Rebuilding
Commission District: (3) Watkins
Department Recommendation: **DENIAL**

3. Case Number: **SUP2023-00008**
Applicant: BCA Studios Architects
Contact: Mark Swain
Phone Number: 470.480.5560 ext. 421
Zoning: M-1
Location: 855 Northbrook Parkway
Map Number: R7153 005
Acreage: 21.6
Square Footage: 61,550
Proposed Development: Day Care Facility
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**

- I. Audience Comments
- J. Committee Reports
 - Development Advisory Committee Appointment
- K. Comments by Staff and Planning Commission
- L. Adjournment