

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

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Nick Nicolosi, MB Strickland, Ben Archer, Glen Williams, Chris Franklin, Sandy Donatucci, Imran Niazi

Absent: Anthony Crotser

A. Call To Order, Moment of Silence, Pledge to Flag

B. Other Business – Election of Officers

{Action: Tabled Election of Officers to 3/7/2023 and appointment of Ben Archer as Chairman of 2/7/2023 Public Hearing; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

C. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda

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

E. Approval of Minutes:

- January 3, 2023

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

- January 4, 2023

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

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**  
{Action: Denied without Prejudice; Motion: Strickland; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
  
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**  
{Action: Denied; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
  
3. Case Number: **RZR2022-00034**  
Applicant: Casgwyn Construction, LLC  
c/o Andersen Tate & Carr  
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: Denied; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

4. 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 Districts: (3) Watkins  
Department Recommendation: **APPROVAL AS RM-13 WITH CONDITIONS**  
{Action: Denied; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Todd Hargrave-Yes (City of Lawrenceville)}

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**  
{Action: Denied; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Todd Hargrave-Yes (City of Lawrenceville)}

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

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

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

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

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

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

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

2. Case Number: **SUP2023-00005**  
Applicant: Mitchell Construction  
c/o Alliance Engineering and Planning  
Contact: 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**  
{Action: Denied; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

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

I. Audience Comments

J. Committee Reports

- Development Advisory Committee Appointment

{Action: Imran Niazi volunteers; Vote: 6-0-1: Niazi-Abstained; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

K. Comments by Staff and Planning Commission

L. Adjournment



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