



**Planning Commission Public Hearing Agenda**

**Tuesday, March 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:
  - February 7, 2023
  - February 8, 2023
- F. Announcements
- G. Old Business

|                            |   |
|----------------------------|---|
| 1. Case Number:            | <b>SUP2023-00001 (Public Hearing Held 1/3/2023)</b> |
| Applicant:                 | Fabio Mattioli                                      |
| Contact:                   | Fabio Mattioli                                      |
| Phone Number:              | 678.485.7913  |
| Zoning:                    | M-1   |
| Location:                  | 4140 Arcadia Industrial Circle                      |
| Map Number:                | R6132 046   |
| Acreage:                   | 1.50  |
| Square Footage:            | 7,500   |
| Proposed Development:      | Automobile Repair and Body Shop                     |
| Additional Request:        | Variance  |
| Commission District:       | (2) Ku  |
| Department Recommendation: | <b>APPROVAL WITH CONDITIONS</b>                     |

2. Case Number: **CIC2023-00004 (PUBLIC HEARING HELD 2/8/2023)**  
Applicant: Jim Warren  
Contact: Jim Warren  
Phone Number: 404.401.7656  
Zoning: TND  
Location: 1274 Old Peachtree Road  
Map Number: R7104 029  
Acreage: 14.54  
Lots: 100  
Proposed Development: Traditional Neighborhood Development  
Commission Districts: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **RZR2023-00004**  
Applicant: Crogan Street LLC  
Contact: William Nash  
Phone Number: 678.206.7887  
Zoning Change: R-100 to OSC  
Locations: 3462 and 3482 Skyland Drive  
Map Numbers: R5035 006A and 081  
Acreage: 14.66  
Lots: 29  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variance  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
4. Case Number: **RZR2023-00005 (PUBLIC HEARING HELD 2/8/2023)**  
Applicant: David Pearson Communities  
Contact: Doug Patten  
Phone Number: 770.294.1974  
Zoning Change: R-100 to R-SR  
Location: 1788 Temple Johnson Road  
Map Number: R5067 003  
Acreage: 13.40  
Lots: 25  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variances  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **RZR2023-00006 (PUBLIC HEARING HELD 2/8/2023)**  
Applicant: David Pearson Communities  
Contact: Doug Patten  
Phone Number: 770.294.1974  
Zoning Change: R-100 to R-SR  
Location: 1788 Temple Johnson Road  
Map Number: R5067 003  
Acreage: 38.89  
Lots: 147  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variances  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case: **AAR2023-00001**  
Applicant: Stone Mountain Nissan  
Contact: James R. Jewett  
Phone Number: 248.324.8800  
Zoning: C-3  
Location: 4275 Stone Mountain Hwy  
Map Number: R6055 006  
Acreage: 6.02  
Proposed Development: Automobile Sales and Related Service  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

H. New Business

1. Case Number: **SUP2023-00013**  
Applicant: Aldo Sixtos  
Contact: Aldo Sixtos  
Phone Number: 678.794.7250  
Zoning: C-2  
Location: 2570 Lawrenceville Highway  
Map Number: R5018 254  
Acreage: 1.0  
Square Footage: 4,703  
Proposed Development: Automobile Sales and Related Service (Renewal)  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

2. Case Number: **CIC2023-00006**  
Applicant: Summit at Auburn Hills HOA  
Contact: Chris Fruitticher  
Phone Number: 404.626.2271  
Zoning: R-SR  
Locations: 2900-3100 Block of Appling Hills Drive and  
1500-2900 Block of Auburn Ridge Way  
Map Number: R2001G121 - 140 and R3001J132 - 168  
Acreage: 14.96  
Lots: 52  
Proposed Development: Senior Oriented Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **CIC2023-00007**  
Applicant: Durke Sewell  
Contact: Durke Sewell  
Phone Number: 470.342.5800  
Zoning: R-100  
Location: 853 Martins Chapel Road  
Map Number: R5213 001  
Acreage: 6.0  
Square Footage: 340  
Proposed Development: Accessory Structure  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **CIC2023-00008**  
Applicant: Phillips Edison & Company  
c/o J. Alexander Brock, Smith Gambrell, & Russell,  
LLP  
Contact: Alex Brock  
Phone Number: 404.815.3603  
Zoning: C-2  
Location: 3320 Hamilton Mill Road  
Map Number: R7182 113  
Acreage: 0.90  
Square Footage: 6,039  
Proposed Development: Retail and Restaurant  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **CIC2023-00009**  
Applicant: Stor Lilga Five Forks, LLC  
c/o Dillard Sellers  
Contact: Baxter Russell  
Phone Number: 404.665.1224  
Zoning: C-3  
Location: 4139 Five Forks Trickum Road  
Map Number: R6090 117  
Acreage: 2.14  
Square Footage: 77,068  
Proposed Development: Self-Storage Facility  
Additional Requests: Waiver and Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZC2023-00004**  
Applicant: Jason E. Williams  
Contact: Jason E. Williams  
Phone Number: 770.271.5772  
Zoning Changes: R-100 to C-1  
Location: 1256 Grayson Highway  
Map Number: R5138 021  
Acreage: 3.95  
Square Footage: 5,400  
Proposed Development: Convenience Store with Fuel Pumps  
Additional Request: Waivers and Variance  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
7. Case Number: **RZC2023-00005**  
Applicant: Adam Tirado  
Contact: Adam Tirado  
Phone Number: 678.221.1662  
Zoning Change: RA-200 to C-2  
Location: 2832 Buford Drive  
Map Number: R7146 006  
Acreage: 0.71  
Square Footage: 2,335  
Proposed Development: Cigar Lounge  
Additional Request: Variances and Waiver  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**

8. Case Number: **SUP2023-00011**  
Applicant: Adam Tirado  
Contact: Adam Tirado  
Phone Number: 678.221.1662  
Zoning: C-2 (proposed)  
Location: 2832 Buford Drive  
Map Number: R7146 006  
Acreage: 0.71  
Square Footage: 2,335  
Proposed Development: Cigar Lounge  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**
9. Case Number: **RZM2023-00004**  
Applicant: Mustaq Moosa  
Contact: Mustaq Moosa  
Phone Number: 404.704.6356  
Zoning Change: C-2 to R-TH  
Location: 4008 Sugarloaf Parkway  
Map Number: R5078 003  
Acreage: 6.62  
Units: 40  
Proposed Development: Townhouses  
Additional Request: Alternate Architectural Review  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
- I. Audience Comments
- J. Committee Reports
- K. Comments by Staff and Planning Commission
- L. Adjournment