

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

75 Langley Drive, Lawrenceville, Georgia 30046

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

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

B. Other Business – Election of Officers

Chair:

{Action: Appoint Anthony Crotser; Motion: Williams; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

Vice Chair:

{Action: Appoint Ben Archer; Motion: Williams; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

C. Opening Remarks by Chairman and Rules of Order

D. Approval of Agenda

{Action: Approved; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

E. Approval of Minutes:

- February 7, 2023

{Action: Approved; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

- February 8, 2023

{Action: Approved; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

F. Announcements

G. Old Business

1. Case Number: **SUP2023-00001(PUBLIC HEARING HELD 1/3/2023)**  
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: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to May 2, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
  
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**  
{Action: Approved with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

3. Case Number: **RZR2023-00004**  
Applicant: Crogan Street LLC  
Contact: William Nash  
Phone Number: 678.206.7887  
Zoning Change: R-100 to OSC  
Location: 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**  
{Action: Denied; Motion: Williams; Second: Archer; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-No}
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**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

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**

{Action: Denied without Prejudice; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

6. Case: **Alternate Architecture Review**  
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**

{Action: Approved; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

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: 5,000  
Proposed Development: Automobile Sales and Related Service  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**  
{Action: Denied; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
  
2. Case Number: **CIC2023-00006**  
Applicant: Summit at Auburn Hills HOA  
Contact: Chris Fruitticher  
Phone Number: 404.626.2271  
Zoning: R-SR  
Location: 2900-3100 Block of Appling Hills Drive and  
1500-2900 Block of Auburn Ridge Way  
Map Numbers: R2001G122-140, R3001J132-168  
Acreage: 14.96  
Lots: 52  
Proposed Development: Senior Oriented Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

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**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
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**  
{Action: Approved with Conditions; Motion: Donatucci; Second: Franklin; Vote: 7-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Donatucci-Yes; Franklin-Yes}

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: 54,000 (proposed) and 23,068 (existing)  
Proposed Development: Self-Storage Facility  
Additional Requests: Waiver and Variances  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled To: 04/11/2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
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: Waiver and Variances  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**  
{Action: Denied; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

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**  
{Action: Denied; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

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**  
{Action: Denied; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}



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 Standards  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
- I. Audience Comments
- J. Committee Reports
- K. Comments by Staff and Planning Commission
- L. Adjournment  
{Action: Approved; Motion: Strickland; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}