

**Planning Commission Public Hearing Agenda****Wednesday, March 8, 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. Opening Remarks by Chairman and Rules of Order
- C. Amendment of Agenda  
{Action: Approved; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
- D. Approval of Amended Agenda  
{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}
- E. Announcements
- F. New Business

- 1. Case Number: **SUP2023-00012**
  - Applicant: Beyond Autohaus Inc.
  - Contact: Harriet Gilliam
  - Phone Number: 470.577.5934
  - Zoning: C-2
  - Location: 216 Lankford Road
  - Map Number: R6139 046
  - Acreage: 0.57
  - Square Footage: 4,500
  - Proposed Development: Automobile Repair Shop
  - Additional Requests: Waiver and Variance
  - Commission District: (2) Ku
  - Department Recommendation: **DENIAL**

{Action: Denied; 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: **SUP2023-00014**  
Applicant: Strategic Venture Solutions, INC  
DBA: Black Cloud Tattoo and Piercing  
Contact: Carlos Roman  
Phone Number: 704.208.6776  
Zoning: C-2 and C-3  
Location: 5900 Sugarloaf Parkway, Unit 436  
Map Number: R7081 005  
Acreage: 113.96  
Square Footage: 1,200  
Proposed Development: Tattoo and Body Piercing Parlor  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approved with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 5-1-2: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-No; Archer-Abstained; Williams-Abstained; Donatucci-Yes; Franklin-Yes}
3. Case Number: **RZR2023-00008**  
Applicant: James H. Barge  
Contact: James H. Barge  
Phone Number: 770.778.5854  
Zoning Change: OSC to RA-200  
Location: 1525 Knight Circle  
Map Number: R4247 004  
Acreage: 11.58  
Proposed Development: Agricultural Uses  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to April 11, 2023; 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: **SUP2023-00016**  
Applicant: James H. Barge  
Contact: James H. Barge  
Phone Number: 770.778.5854  
Zoning: RA-200 (proposed)  
Location: 1525 Knight Circle  
Map Number: R4247 004  
Acreage: 11.58  
Proposed Development: Special Events Facility  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Tabled to April 11, 2023; 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: **RZC2023-00003**  
Applicant: JCB Atlanta Real Estate, LLC  
c/o Andersen Tate & Carr  
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: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
6. Case Number: **SUP2023-00010**  
Applicant: JCB Atlanta Real Estate, LLC  
c/o Andersen Tate & Carr  
Contact: Melody A. Glouton  
Phone Number: 770.822.0900  
Zoning: M-1 (proposed)  
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: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}
7. **RZM2022-00026** **ADMINISTRATIVELY HELD**
8. **RZM2022-00027** **ADMINISTRATIVELY HELD**
9. **RZM2022-00028** **ADMINISTRATIVELY HELD**

10. Case Number: **RZM2022-00039**  
Applicant: The Revive Land Group, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning Change: C-1 and RA-200 to R-TH  
Location: 1900 Block of Auburn Road  
Map Numbers: R3001 021, 072, and 135  
Acreage: 17.69  
Units: 93  
Proposed Development: Townhouses and Single-Family Detached Homes  
Additional Requests: Variance and Waivers  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Denied; Motion: Donatucci; Second: Franklin; Vote: 7-1: Niazi-Yes; Nicolosi-Yes; Crotser-No; Strickland-Yes; Archer-Yes; Williams-Yes; Donatucci-Yes; Franklin-Yes}

11. Case Number: **RZM2023-00002**  
Applicant: GAK Engineering, Inc.  
Contact: George Kyiamah  
Phone Number: 919.381.0300  
Zoning Change: R-100 to R-TH  
Location: 725 Cooper Road  
Map Numbers: R5123 228  
Acreage: 2.58  
Units: 19  
Proposed Development: Townhouses  
Additional Requests: Variance  
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}

12. **UDOA2023-00002** **ADMINISTRATIVELY HELD**

13. 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: 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}

14. 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: 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}

G. Audience Comments

H. Committee Reports

I. Comments by Staff and Planning Commission

J. 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}