

Planning Commission Public Hearing Agenda**Tuesday, October 5, 2021 – 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Kim Hartsock, Michael Park, Anthony Crotser, Richard Edinger, Ben Archer, Glen Williams, Johnny Barnard, Gabe Okoye, Jerry James

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order

C. Approval Of Agenda

{Action: Approval Motion: Okoye; Second: Barnard; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

D. Announcements

E. Old Business

F. New Business

- 1. Case Number: **CIC2021-00023 (Public Hearing Held 10/5/21)**
 - Applicant: 30 AIP Hamilton Mill, LLC
 - Contact: Alec Lesly
 - Phone Number: 404.667.0569
 - Zoning: C-2
 - Location: 2759 Hamilton Mill Road
 - Map Number: R100 024B
 - Acreage: 4.87
 - Proposed Development: Restaurants with Drive-Thru
 - Commission District: (4) Fosque
 - Department Recommendation: **DENIAL**

{Action: Tabled to 11/1/21 Motion: Okoye; Second: Barnard; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

2. Case Number: **CIC2021-00024**
Applicant: Parkland Communities, Inc.
c/o Alliance Engineering and Planning, LLC
Contact: Tyler Lasser
Phone Number: 248-342-2558
Zoning: TND
Location: 787 and 800 Block of Springlake Road
163 Sweetgum Road
Map Numbers: R5206 002, R5206 003, and R5206 018
Acreage: 67.5
Lots: 308
Proposed Development: Single-Family Detached Subdivision and
Townhouses
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 9-0: Hartsock-Yes;
Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes;
James-Yes}
3. Case Number: **CIC2021-00025 (Administratively Held)**
4. Case Number: **CIC2021-00026**
Applicant: Carter Engineering Consultants, Inc.
Contact: Jeff Carter, P.E.
Phone Number: 770.725.1200
Zoning: R-75
Location: 955 Rock Springs Road
Map Number: R7147 009
Acreage: 11.76
Square Feet: 30,708
Proposed Development: Place of Worship
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes;
Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes;
James-Yes}
5. Case Number: **SUP2021-00044 (Remanded)**
Applicant: Johanna Reyes
Contact: Johanna Reyes
Phone Number: 803.844.4617
Zoning: O-I
Location: 5162 Jimmy Carter Boulevard
Map Number: R6190 005
Acreage: .34
Square Feet: 2,063
Proposed Development: Daycare
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Crotser; Second: Edinger; Vote: 9-0: Hartsock-Yes; Park-
Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-
Yes}

6. Case Number: **SUP2021-00051**
Applicant: Austin Harris
Contact: Austin Harris
Phone Number: 470.882.3224
Zoning: C-2
Location: 2320 Satellite Blvd Suite 130
Map Number: R7080 077
Acreage: 2.59
Square Feet: 1330
Proposed Development: Tattoo Parlor
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

7. Case Number: **SUP2021-00056 (Public Hearing Held 10/5/21)**
Applicant: Aldo Sixtos
Contact: Aldo Sixtos
Phone Number: 678-794-7250
Zoning: C-2
Location: 2570 Lawrenceville Highway
Map Number: R5018 254
Acreage: 4.703
Proposed Development: Automobile Sales
Commission District: (4) Fosque
Department Recommendation: **DENIAL**
{Action: Tabled to 12/7/21 Motion: Okoye; Second: Barnard; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

8. Case Number: **BRD2021-00003**
Applicant: Sami Freiji/SAMI, LLC
Contact: Sami Freiji
Phone Number: 404.728.8840
Zoning: M-1
Location: 4400 Steve Reynolds Boulevard
Map Number: R6184 001
Acreage: 10.20
Proposed Development: Buffer Reduction from 50' to 15'
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Denial Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

9. Case Number: **RZC2021-00024**
Applicant: Mirela Uruc
Contact: Mimi Uruc
Phone Number: 770.361.8260
Zoning Change: R-100 to C-2
Location: 531 Braselton Highway
Map Number: R7028A039
Acreage: .85
Square Feet: 1482
Proposed Development: Medical Office
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 6-3: Hartsock-No; Park-Yes; Crotser-No; Edinger-No; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
10. Case Number: **RZM2021-00039**
Applicant: Parkland Communities Inc.
c/o Alliance Engineering and Planning, LLC
Contact: Tyler Lasser
Phone Number: 248.342.2558
Zoning Change: R-TH to RM-13
Location: 3440 and 3460 Sugarloaf Parkway
Map Numbers: R5084 012 and R5084 013
Acreage: 9.99
Units: 116
Proposed Development: Apartments
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Okoye; Second: Barnard; Vote: 7-2: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-No; Williams-No; Barnard-Yes; Okoye-Yes; James-Yes}
11. Case Number: **RZM2021-00040**
Applicant: Kaplan Residential, LLC
c/o Andersen, Tate & Carr P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 and R-SR to R-TH
Location: 800 Block of Athens Highway
Map Number: R5125 028
Acreage: 21.08
Units: 150
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to 11/1/21 Motion: Archer; Second: Williams; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

12. Case Number: **RZM2021-00041 (Public Hearing Held 10/5/21)**
Applicant: The Bainbridge Companies
Contact: Kevin Keene
Phone Number: 561.721.3822
Zoning Change: RM-13 to R-TH
Location: 1500 Block of Boggs Road
Map Number: R7077 001
Acreage: 18.55
Units: 100
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to 11/1/21 Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
13. Case Number: **RZM2021-00042**
Applicant: Sohel Dhanani
Contact: Sohel Dhanani
Phone Number: 678.697.2914
Zoning Change: C-1 To R-TH
Location: 1602 Buford Highway
Map Number: R7198 004A
Acreage: 1.29
Lots: 5
Proposed Development: Single-Family Detached Subdivision
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Park; Second: Hartsock; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
14. Case Number: **RZR2021-00041**
Applicant: Rockhaven Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 732.232.0000
Zoning Change: R-100 to OSC
Location: 1650 and 1670 Knight Circle
Map Numbers: R4247 010 and R4247 351
Acreage: 33.45
Lots: 76
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

15. Case Number: **RZR2021-00042**
Applicant: Radovic Permits, LLC
Contact: Maja (Maya) Radovic
Phone Number: 404.717.4795
Zoning Change: RA-200 to R-100
Location: 3898 Ridge Road
Map Number: R1004 121
Acreage: 7.06
Lots: 2
Proposed Development: Single-Family Detached Residential
Commission District: (4) Fosque
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment

{Action: Approval Motion: Edinger; Second: Crotser; Vote: 9-0: Hartsock-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}