



**Planning Commission Public Hearing Agenda**  
**Wednesday, May 4, 2022, at 7:00pm**  
75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call to Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Announcements
- E. New Business

- 1. Case Number: **SUP2022-00024**  
Applicant: Daniela Luca  
Contact: Daniela Luca  
Phone Number: 404.516.1268  
Zoning: R-100  
Location: 778 Braselton Highway  
Map Number: R7027 161  
Acreage: 2.91  
Square Feet: 2,096  
Proposed Development: Personal Care Home  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**
  
- 2. Case Number: **SUP2022-00025**  
Applicant: Gheorghe Chis  
Contact: Gheorghe Chis  
Phone Number: 916.871.0937  
Zoning: RA-200  
Location: 2845 Old Fountain Road  
Map Number: R2001 211  
Acreage: 2.00  
Square Feet: 5,345  
Proposed Development: Family Personal Care Home  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **CIC2022-00009**  
Applicant: Chris Moon  
Contact: Chris Moon  
Phone Number: 770.401.6230  
Zoning: C-2  
Location: 539 Athens Highway  
Map Number: R5131 202  
Acreage: 1.96  
Square Feet: 15,000  
Proposed Development: Overnight Outdoor Storage  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZR2022-00013**  
Applicant: Joseph Hahn  
Contact: c/o Alliance Engineering and Planning  
Tyler Lasser  
Phone Number: 770.225.4730 ext. 819  
Zoning Change: R-60 and R-100 to R-75  
Location: 1365 Old Peachtree Road  
1400 Block of Old Peachtree Road  
Map Numbers: R7156 010 and 164  
Acreage: 2.10  
Units: 3  
Proposed Development: Single-Family Detached Residential  
Commission District: (1) Carden  
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZC2022-00015**  
Applicant: Biniam Geremew  
Contact: Biniam Geremew  
Phone Number: 404.914.1440  
Zoning Change: C-1 to C-2  
Location: 1461 Grayson Highway  
Map Number: R5138 005B  
Acreage: 0.83  
Square Feet: 1,200  
Proposed Development: Locksmith  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number: **RZC2022-00016**  
Applicant: Just Construction LLC  
Contact: Felipe Aguilar  
Phone Number: 806.729.8476  
Zoning Change: RA-200 to C-1  
Location: 4688 Braselton Highway  
Map Number: R3003 018A  
Acreage: 1.02  
Square Feet: 3,447  
Proposed Development: Convenience Store with Fuel Pumps  
Additional Request: Waivers  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
7. Case Number: **RZM2022-00013**  
Applicant: Rosebud 78 Land, LLC  
Contact: Holt Persinger  
Phone Number: 678.618.2037  
Zoning Change: R-100 to R-TH  
Location: 2864 and 2872 Rosebud Road  
Map Numbers: R5124 017 and 021  
Acreage: 6.18  
Units: 62  
Proposed Development: Townhouses  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **CIC2022-00013**  
Applicant: Rosebud 78 Land, LLC  
Contact: Holt Persinger  
Phone Number: 678.618.2037  
Zoning: R-TH  
Location: 2882 Rosebud Road  
Map Number: R5124 366  
Acreage: 25.37  
Units: 141  
Proposed Development: Townhouses  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case Number: **RZM2022-00015**  
Applicant: Brand Properties  
Contact: Chuck Ross  
Phone Number: 770.962.0100  
Zoning Change: O-I to RM-24  
Location: 2534, 2540, 2549 Meadow Church Road  
2500 Block of Meadow Church Road  
Map Numbers: R7121 013, 014, 093, and 174  
Acreage: 7.56  
Units: 181  
Proposed Development: Apartments  
Additional Request: Waiver  
Commission District: (1) Carden  
Department Recommendation: **DENIAL**

10. Case Number: **RZM2022-00017**  
Applicant: Parkland Communities, Inc.  
c/o Alliance Engineering and Planning  
Contact: Tyler Lasser  
Phone Number: 770.225.4730 ext. 819  
Zoning Change: R-100 and RZT to R-TH  
Location: 2176 Cruse Road  
Map Number: R7003 310  
Acreage: 4.62  
Units: 46  
Proposed Development: Townhouses  
Commission District: (4) Fosque  
Department Recommendation: **APPROVAL WITH CONDITIONS**

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment