

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

Present: Imran Niazi, 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: Approved Motion: Edinger; Second: Park; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
- 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**
- {Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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**
{Action: Approval with Conditions Motion: Okoye; Second: Barnard; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**
{Action: Approval with Conditions Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
4. Case Number: **RZR2022-00013**
Applicant: Joseph Hahn
c/o Alliance Engineering and Planning
Contact: 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**
{Action: Approval with Conditions Motion: Park; Second: Niazi; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**
{Action: Denial Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**
{Action: Approval with Conditions Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

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**
{Action: Denial without Prejudice Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}
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**
{Action: Denial Motion: Park; Second: Edinger; Vote: 6-3: Niazi-No; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-No; James-No}
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**
{Action: Approval with Conditions Motion: Barnard; Second: Okoye; Vote: 9-0: Niazi-Yes; Park-Yes; Crotser-Yes; Edinger-Yes; Archer-Yes; Williams-Yes; Barnard-Yes; Okoye-Yes; James-Yes}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

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