



Planning Commission Public Hearing Agenda

Tuesday, July 11, 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. Approval of Agenda
{Action: Approved; Motion: Strickland; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

D. Announcements

E. New Business

- 1. Case Number: **SUP2023-00026**
(PUBLIC HEARING HELD 7/11/2023)
 - Applicant: Bernadino D'Almeida
 - Contact: Bernadino D'Almeida
 - Phone Number: 404.422.1869
 - Zoning: M-1
 - Location: 4139 Arcadia Industrial Circle
 - Map Number: R6125 022
 - Acreage: 0.99
 - Square Feet: 7,533
 - Proposed Development: Automobile Repair and Automobile Body Repair (Renewal)
 - Commission District: (2) Ku
 - Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 1, 2023; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

2. Case Number: **SUP2023-00028**
Applicant: Karla Y. Garcia Otero
Contact: Maria Ramirez
Phone Number: 678.849.7810
Zoning: C-2
Location: 2990 Rosebud Road
Map Number: R5100 113
Acreage: 1.55
Square Feet: 997
Proposed Development: Car Wash (Renewal)
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
3. Case Number: **SUP2023-00033**
Applicant: Umakishore Ramachandran
Contact: Umakishore Ramachandran
Phone Number: 404.304.5860
Zoning: R-75
Location: 5511 Williams Road
Map Number: R6171 002A
Acreage: 15.64
Square Feet: 13,266
Proposed Development: Day Care Facility
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
4. Case Number: **SUP2023-00034**
Applicant: Enterprise Holdings, Inc
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730
Zoning: C-2
Location: 3761 Stone Mountain Highway
Map Number: R6053 109
Acreage: 3.44
Square Feet: 3,470
Proposed Development: Truck Rental
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

5. Case Number: **SUP2023-00036**
Applicant: Brandon Kublanow
Contact: Brad Horbal, PE
Phone Number: 678.533.3922
Zoning: C-2
Location: 1725 Indian Trail Lilburn Road
Map Number: R6198 064
Acreage: 1.10
Square Feet: 3,925
Proposed Development: Car Wash
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Strickland; Second: Crotser; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

6. Case Number: **RZR2023-00012**
Applicant: Himanshu Karnwal
Contact: David Sonders, KES
Phone Number: 561.504.2224
Zoning Change: RA-200 to R-100
Location: 3409 Camp Branch Road
Map Number: R7183 039
Acreage: 13.25
Lots: 17
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

7. Case Number: **RZM2023-00016**
(PUBLIC HEARING HELD 7/11/2023)
Applicant: Syed Firoz
Contact: Syed Firoz
Phone Number: 470.269.0420
Zoning Change: R-100 to R-TH
Location: 2090 Elmwood Circle
Map Number: R6067 014
Acreage: 2.41
Units: 16
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 1, 2023; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

8. Case Number: **RZM2023-00017**
(PUBLIC HEARING HELD 7/11/2023)
Applicant: The Revive Land Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 1402 Alcovy Road
Map Number: R5237 003 (portion)
Acreage: 26.10
Units: 58
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to August 1, 2023; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
9. Case Number: **RZR2023-00011**
(PUBLIC HEARING HELD 7/11/2023)
Applicant: Himanshu Karnwal
Contact: David Sonders, KES
Phone Number: 561.504.2224
Zoning Change: RA-200 to R-100
Location: 3251 Camp Branch Road
Map Number: R7180 007
Acreage: 8.97
Units: 8
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances and Waiver
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Tabled to August 1, 2023; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}
10. Case Number: **RZM2023-00014**
Applicant: Parkland Communities Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: C-2 to RM-24
Locations: 5300 Block of Stone Mountain Highway,
5335 Stone Mountain Highway, and
1700 Block of Parke Plaza Circle
Map Numbers: R6061 015A, 036, 037, 039, and 231
Acreage: 8.14
Units: 128
Proposed Development: Apartments
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

11. Case Number: **RZM2023-00018**
Applicant: Parkland Communities Inc.
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: C-2 to RM-24
Locations: 1700 Block of East Park Place Boulevard
Map Number: R6061 230
Acreage: 2.79
Units: 46
Proposed Development: Apartments
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Crotser; Second: Strickland; Vote: 8-0: Niazi-Yes; Nicolosi-Yes;
Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment

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