



Planning Commission Public Hearing Agenda

Tuesday, November 7, 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, Scott Haggard

Via Teleconference: 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: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- D. Approval of Minutes:
 - October 3, 2023
{Action: Approved; Motion: Strickland; Second: Archer; Vote: 8-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- E. Announcements
- F. Old Business

1. Case Number:	RZC2022-00045
Applicant:	Brand Properties c/o Andersen, Tate, and Carr, P.C.
Contact:	Melody A. Glouton
Phone Number:	770.822.0900
Zoning Change:	C-2 and RA-200 to MU-R
Location:	3527 Sardis Church Road 2549 and 2555 Hamilton Mill Road
Map Numbers:	R1001 019A, 256, and 368 R3002 146
Acreage:	5.0
Units:	40
Proposed Development:	Mixed-Use Development
Additional Requests:	Variances
Commission District:	(4) Holtkamp
Department Recommendation:	APPROVAL WITH CONDITIONS

{Action: Tabled to December 5, 2023; Motion: Donatucci; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. Case Number: **RZM2022-00047**
Applicant: Brand Properties
c/o Andersen, Tate, and Carr, P.C.
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: C-2 and RA-200 to RM-24
Location: 3527 and 3951 Sardis Church Road
2549 and the 2500 Block of Hamilton Mill Road
Map Numbers: R1001 019A, 256, 456, and 368
R3002 146
Acreage: 34.36
Units: 660
Proposed Development: Apartments
Additional Request: Waiver
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to December 5, 2023; Motion: Donatucci; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

G. New Business

1. Case Number: **SUP2023-00046**
Applicant: Valerie Phillips
Contact: Valerie Phillips
Phone Number: 678.294.7151
Zoning: R-100
Location: 2864 Rosebud Road
Map Number: R5124 017
Acreage: 5.61
Proposed Development: Place of Worship
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. **SUP2023-00052** **ADMINISTRATIVELY HELD**

3. Case Number: **SUP2023-00056**
Applicant: DC BLOX
c/o Core One Consulting
Contact: Tamara Lies
Phone Number: 623.826.3754
Zoning: R-100
Location: 4317 Annistown Road
Map Number: R6028 003A
Acreage: 3.81
Proposed Development: Utility Service Building
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Strickland; Vote: 8-1: Niazi-Yes; Nicolosi-No; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
4. Case Number: **RZR2023-00021**
Applicant: Alejandro Ramos
Contact: Kathleen Woodruff
Phone Number: 404.285.1124
Zoning Change: R-140 to R-100
Location: 4911 Spout Springs Road
Map Number: R3007 037
Acreage: 4.17
Lots: 6
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Donatucci; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
5. Case Number: **RZR2023-00022**
Applicant: Mykhailo Buta
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 to R-100
Location: 2751 Camp Branch Road
Map Number: R7141 003B
Acreage: 2.67
Lots: 3
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

6. Case Number: **RZR2023-00023 (PUBLIC HEARING HELD)**
Applicant: Jason E. Williams
Contact: Jason E. Williams
Phone Number: 770.271.5772
Zoning Change: RA-200 and R-100 MOD to R-100
Location: 1041, 1051, and 1061 Auburn Road
Map Number: R2001 021, 040, and 042
Acreage: 7.75
Lots: 5
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

{Action: Tabled to December 5, 2023; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Approved; Motion: Strickland; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}