

Planning Commission Public Hearing Agenda**Tuesday, December 5, 2023 at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, MB Strickland, Ben Archer, Glen Williams, Sandy Donatucci
Via Teleconference: Scott Haggard
Absent: Anthony Crotser, 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: Archer; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- November 7, 2023

{Action: Approved; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

E. Announcements

F. Old Business

1. Case Number:

RZC2022-00045 (ADMINISTRATIVELY WITHDRAWN)

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

2. Case Number: **RZM2022-00047 (ADMINISTRATIVELY WITHDRAWN)**
Applicant: Brand Properties
Contact: c/o Andersen, Tate, and Carr, P.C.
Phone Number: Melody A. Glouton
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**

3. Case Number: **RZR2023-00023 (PUBLIC HEARING HELD 11/7/2023)**
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 January 2, 2024; Motion: Donatucci; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

G. New Business

1. Case Number: **SUP2023-00052**
Applicant: Dream Classic Limousine, LLC
Contact: Nelson Baba
Phone Number: 770.330.6865
Zoning: M-1
Location: 1590 Atkinson Road, Suite 106
Map Number: R7074 582
Acreage: 7.42
Square Footage: 1,590
Proposed Development: Taxi or Limousine Service (Renewal)
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 6-1: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-No; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

2. Case Number: **SUP2023-00057**
Applicant: Nadion Burton
Contact: Nadion Burton
Phone Number: 973.464.8947
Zoning: R-100
Location: 3336 Lee Road
Map Number: R4321 042
Acreage: 3.14
Proposed Development: Personal Care Home (Renewal)
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
3. Case Number: **SUP2023-00065**
Applicant: Jeremiah Schmiede
Contact: Jeremiah Schmiede
Phone Number: 770.713.9666
Zoning: R-100
Location: 1307 Webb Gin House Road
Map Number: R5087 146
Acreage: 10.01
Square Footage: 18,802
Proposed Development: Day Care Facility (Renewal)
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
4. Case Number: **CIC2023-00024**
Applicant: 2696 Suwanee Road, LLC
c/o Mahaffey Pickens Tucker, LLC
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning: C-2
Location: 2686 and 2696 Lawrenceville-Suwanee Road
Map Numbers: R7127 009 and 017
Acreage: 1.56
Square Footage: 22,680
Proposed Development: Ground Sign
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Tabled to January 2, 2024; Motion: Donatucci; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

5. Case Number: **CIC2023-00025 (PUBLIC HEARING HELD)**
Applicant: Neal Properties, LLC
Contact: Nick Neal
Phone Number: 404.975.7408
Zoning: M-1
Location: 3044 Winder Highway
Map Number: R5334 001
Acreage: 5.71
Proposed Development: Towing/Wrecker Service Impound Lot
Additional Requests: Variance and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
6. Case Number: **CIC2023-00026 (PUBLIC HEARING HELD)**
Applicant: Neal Properties, LLC
Contact: Nick Neal
Phone Number: 404.975.7408
Zoning: M-1
Location: 3044 Winder Highway
Map Number: R5334 001
Acreage: 5.71
Proposed Development: Towing/Wrecker Service Impound Lot
Additional Requests: Variance and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
7. Case Number: **SUP2023-00059 (PUBLIC HEARING HELD)**
Applicant: Neal Properties, LLC
Contact: Nick Neal
Phone Number: 404.975.7408
Zoning: M-1
Location: 3044 Winder Highway
Map Number: R5334 001
Acreage: 5.71
Square Footage: 15,282
Proposed Development: Towing/Wrecker Service Impound Lot
Additional Requests: Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
8. **CIC2023-00027 and SUP2023-00062** **ADMINISTRATIVELY HELD**

9. Case Number: **CIC2023-00028 (PUBLIC HEARING HELD)**
Applicant: Terry M. Hample (Branch Properties)
Contact: Hayley Todd
Phone Number: 757.508.6593
Zoning: C-2
Location: 4045 Five Forks Trickum Road
Map Numbers: R6090 189
Acreage: 1.05
Square Footage: 510
Proposed Development: Restaurant with Drive-Through
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to February 6, 2024; Motion: Strickland; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
10. Case Number: **RZR2023-00003**
Applicant: Mason Capital, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to TND
Location: 2700 Block of Moon Road
2725 Moon Road
Map Numbers: R5166 001 and 028
Acreage: 27.98
Units: 141
Proposed Development: Traditional Neighborhood Development
Additional Requests: Variances and Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
11. Case Number: **RZR2023-00024**
Applicant: Cagle and Yancy Holdings, LLC
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning Change: RA-200 to OSC
Location: 1680 Kilcrease Road
Map Number: R5357 011
Acreage: 19.68
Lots: 19
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

12. Case Number: **RZR2023-00025**
Applicant: Beazer Homes
Contact: Hayley Todd
Phone Number: 757.508.6593
Zoning Change: RA-200 to OSC
Location: 4900 Block of Bill Cheek Road
4780 Bill Cheek Road
Map Numbers: R3003 016B and R3007 016
Acreage: 44.95
Lots: 83
Proposed Development: Single Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Donatucci; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
13. Case Number: **RZC2023-00031**
Applicant: Chick-Fil-A, Inc.
c/o Attorney David Kirk
Contact: David C. Kirk
Phone Number: 404.885.3415
Zoning Change: O-1 to C-2
Location: 3750 Zoar Church Road
Map Number: R6019 068 (Portion of)
Acreage: 2.57
Square Footage: 5,400
Proposed Development: Restaurant with Drive-Through
Additional Requests: Variances and Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Strickland; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
14. Case Number: **RZM2023-00021**
Applicant: Richardson Housing Group
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 Ext. 819
Zoning Change: R-75 to RTH
Location: 2400 Block of Highpoint Road
Map Number: R6050 142 (Portion of)
Acreage: 8.24
Units: 69
Proposed Development: Townhouses and Single-Family Detached Subdivision
Additional Requests: Waivers
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 2, 2024; Motion: Williams; Second: Strickland; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}

15. Case Number: **RZM2023-00022**
Applicant: Richardson Housing Group
c/o Alliance Engineering and Planning
Contact: Tyler Lasser
Phone Number: 770.225.4730 Ext. 819
Zoning Change: R-75 to RTH
Location: 2400 Block of Highpoint Road
Map Number: R6050 142 (Portion of)
Acreage: 3.87
Units: 6
Proposed Development: Single-Family Detached Subdivision
Additional Request: Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 2, 2024; Motion: Strickland; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
16. Case Number: **RZM2023-00023**
Applicant: Gaskins & LeCraw
Contact: Dani Blumenthal
Phone Number: 215.816.9336
Zoning Change: R-100 to R-TH
Location: 5738, 5754, 5774, and 5784 Cumming Highway
Map Numbers: R339 001, 002, 003, and 073
Acreage: 13.87
Units: 96
Proposed Development: Townhouses
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Donatucci; Second: Williams; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}
- H. Audience Comments
- I. Committee Reports
- J. Comments By Staff and Planning Commission
- K. Other Business – Election of Officers
- L. Adjournment
{Action: Approved; Motion: Williams; Second: Nicolosi; Vote: 7-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Strickland-Yes; Archer-Yes; Williams-Yes; Franklin-Absent; Donatucci-Yes; Haggard-Yes}