



**Planning Commission Public Hearing Agenda**

**Tuesday, February 6, 2024 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. Approval of Minutes:
  - January 2, 2024
- E. Announcements
- F. Old Business

- 1. Case Number: **CIC2023-00028 (PUBLIC HEARING HELD 12/5/2023)**  
 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**
  
- 2. 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**

3. Case Number: **RZM2023-00021(PUBLIC HEARING HELD 1/2/2024)**  
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)  
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**
4. Case Number: **RZM2023-00022 (PUBLIC HEARING HELD 1/2/2024)**  
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)  
Acreage: 3.87  
Units: 6  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
- G. New Business
1. Case Number: **CIC2024-00002**  
Applicant: Pulte Home Company, LLC  
c/o Jim Warren, Agent  
Contact: Jim Warren  
Phone Number: 404.401.7656  
Zoning: OSC  
Location: 1400 Block of Oleander Drive  
1396, 1426,1436, and 1446 Oleander Drive  
Map Numbers: R6073 180 and 268  
R6082 034, 087, and 188  
Acreage: 93.01  
Lots: 186  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **CIC2024-00006**  
Applicant: 123 Culver, LLC  
Contact: William Nash  
Phone Number: 678.206.7887  
Zoning: R-75  
Location: 3132 Rosebud Road  
Map Number: R5100 014  
Acreage: 4.27  
Lots: 4  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **CIC2024-00007**  
Applicant: Civil Ace Engineering  
Contact: Michael Guobaitis  
Phone Number: 470.926.0905  
Zoning: C-2  
Location: 447 Athens Highway  
Map Number: R5130 004  
Acreage: 1.76  
Square Footage: 2,870  
Proposed Development: Automobile Repair/Service  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **SUP2024-00004**  
Applicant: Civil Ace Engineering  
Contact: Michael Guobaitis  
Phone Number: 470.926.0905  
Zoning: C-2  
Location: 447 Athens Highway  
Map Number: R5130 004  
Acreage: 1.76  
Square Footage: 2,870  
Proposed Development: Automobile Service  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **RZR2024-00005**  
Applicant: The Revive Land Group  
Contact: c/o Andersen Tate & Carr  
Phone Number: Melody A. Glouton  
770.822.0900  
Zoning Change: R-100 to OSC  
Location: 2060 and 2090 Lenora Road  
Map Numbers: R5064 199 and 200  
Acreage: 3.52  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZR2024-00006**  
Applicant: The Revive Land Group  
Contact: c/o Andersen Tate & Carr  
Phone Number: Melody A. Glouton  
770.822.0900  
Zoning Change: R-100 to OSC  
Location: 2001, 2039, 2069, 2079, 2099 Lenora Road, and  
4169 Pate Road  
Map Numbers: R5064, 192, 193, 194, 195, 196, and 197  
Acreage: 27.51  
Units: 69  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variance and Waiver  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZR2024-00007**  
Applicant: Mareis, LLC  
Contact: Thad Higgins  
Phone Number: 810.459.9755  
Zoning Change: RA-200 to R-100  
Location: 2740 Thompson Mill Road  
Map Number: R1002 033  
Acreage: 9.46  
Lots: 3  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment