

Planning Commission Public Hearing Agenda**Tuesday, February 6, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Glen Williams, Sandy Donatucci, Chris Franklin, Scott Haggard

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: Nicolosi; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- January 2, 2024

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

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**

{Action: Tabled to March 5, 2024; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Denial; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Crotser; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Crotser; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Tabled to March 5, 2024; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

5. Case Number: **RZR2024-00005**
Applicant: The Revive Land Group
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 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**
{Action: Tabled to March 5, 2024; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
6. Case Number: **RZR2024-00006**
Applicant: The Revive Land Group
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 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**
{Action: Tabled to March 5, 2024; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-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: Williams; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}