

Planning Commission Public Hearing Agenda**Tuesday, March 5, 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: Crotser; 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:
 - February 6, 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: 757.608.6593
 - Zoning: C-2
 - Location: 4045 Five Forks Trickum Road
 - Map Number: R6090 189
 - Acreage: 1.05
 - Square Footage: 510
 - Proposed Development: Restaurant With Drive-Through
 - Commission District: (2) Ku
 - Department Recommendation: **DENIAL**

{Action: Approval with Conditions; 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: **CIC2024-00002**
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 Number: R6073 180 and 268
R6082 034, 087, and 188
Acreage: 93.01
Units: 186
Proposed Development: Single-Family Detached Subdivision
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 5-4: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Williams-No; Franklin-No; Donatucci-No; Haggard-Yes}
3. Case Number: **RZR2024-00005 (PUBLIC HEARING HELD 3/5/2024)**
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 Number: R5064 199 and 200
Acreage: 3.52
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 9, 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}
4. Case Number: **RZR2024-00006 (PUBLIC HEARING HELD 3/5/2024)**
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 Number: 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 April 9, 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}

G. New Business

1. Case Number: **SUP2024-00006**
Applicant: HFA – Kelsey Kreher
Contact: Kelsey Kreher
Phone Number: 479.273.7780 Ext. 355
Zoning: C-2
Location: 6050 Singleton Road
Map Number: R6190 223 (Portion)
Acreage: 0.63
Square Footage: 1,664
Proposed Development: Automobile Service
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 8-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. Case Number: **RZR2024-00008**
Applicant: David Sonders, Key Engineering Solutions-US, Inc.
Contact: David Sonders
Phone Number: 561.504.2224
Zoning Change: RA-200 to R-100
Location: 2865 Old Fountain Road
Map Number: R2001 212
Acreage: 2.33
Lots: 2
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: Franklin; Vote: 8-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Out of Room; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

3. Case Number: **RZR2024-00010 (PUBLIC HEARING HELD 3/5/2024)**
Applicant: Walker Anderson Homes, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to OSC
Location: 4820, 4830, 4848, 4858, 4868, and 4886
Braselton Highway
4800 Block of Braselton Highway
Map Numbers: R3003 021, 092, 107, 123, 325, 380, 417, and 999
Acreage: 63.64
Units: 166
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 9, 2024; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

4. Case Number: **RZR2024-00011**
Applicant: The Revive Land Group
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770-822-0900
Zoning Change: RA-200 to OSC
Location: 1785 and 1825 Kilcrease Road
1790 and the 1700 Block of Whitley Road
Map Numbers: R5357 006 and 009
R5358 001 and 002
Acreage: 51.81
Units: 106
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to April 9, 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}

5. Case Number: **RZC2024-00005**
Applicant: Yellow River Ventures, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: M-1, O-I, C-2 to M-1
Location: 4417 and 4421 Stone Mountain Highway
Map Numbers: R6064 020 and 072
Acreage: 29.00
Proposed Development: Truck/Automobile Parking Lot, Outdoor Storage
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to April 9, 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}
6. Case Number: **SUP2024-00008**
Applicant: Yellow River Ventures, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 4417 and 4421 Stone Mountain Highway
Map Numbers: R6064 020 and 072
Acreage: 29.00
Proposed Development: Truck / Automobile Parking Lot, Outdoor Storage
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Tabled to April 9, 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}
7. Case Number: **RZM2024-00004**
Applicant: Walker Anderson Homes, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-TH
Location: 3001, 3099 Wildwood Road
3000 Block of Wildwood Road
Map Numbers: R7166 001D and 001E
R7167 001D and 007
Acreage: 16.63
Units: 126
Proposed Development: Townhouses
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to April 9, 2024; Motion: Nicolosi; Second: Niazi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. Case Number: **RZM2024-00005**
Applicant: Georgian Acres Properties, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning Change: RA-200 to R-TH
Location: 2021 and 2067 Braselton Highway
Map Number: R7094 001A and 023
Acreage: 7.88
Units: 54
Proposed Development: Townhouses
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Denial without Prejudice; Motion: Donatucci; Second: Franklin; 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: Crotser; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}