



**Planning Commission Public Hearing Agenda**

**Tuesday, April 9, 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:
  - March 5, 2024
- E. Announcements
- F. Old Business

- 1. Case Number: **RZR2024-00005 (PUBLIC HEARING HELD 3/5/2024)**  
 Applicant: The Revive Land Group  
 Contact: c/o Andersen Tate & Carr  
 Phone Number: Melody A. Glouton  
 Zoning Change: 770.822.0900  
 Location: R-100 to OSC  
 Map Number: 2060 and 2090 Lenora Road  
 Acreage: R5064 199 and 200  
 Proposed Development: 3.52  
 Additional Requests: Single-Family Detached Subdivision  
 Commission District: Waiver  
 Department Recommendation: (3) Watkins  
**APPROVAL WITH CONDITIONS**
  
- 2. Case Number: **RZR2024-00006 (PUBLIC HEARING HELD 3/5/2024)**  
 Applicant: The Revive Land Group  
 Contact: c/o Andersen Tate & Carr  
 Phone Number: Melody A. Glouton  
 Zoning Change: 770.822.0900  
 Location: R-100 to OSC  
 Map Number: 2001, 2039, 2069, 2079, 2099 Lenora Road, and  
 Acreage: 4169 Pate Road  
 Units: R5064 192, 193, 194, 195, 196, and 197  
 Proposed Development: 27.51  
 Additional Requests: 69  
 Commission District: Single-Family Detached Subdivision  
 Department Recommendation: Variance and Waiver  
**APPROVAL WITH CONDITIONS**

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**
4. **RZR2024-00011** **ADMINISTRATIVELY HELD**
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: O-I and C-2 to M-1  
Location: 4417 and 4421 Stone Mountain Highway  
Map Numbers: R6064 020 and 072  
Acreage: 5.12  
Proposed Development: Truck/Automobile Parking Lot, Outdoor Storage  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
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**

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**

G. New Business

1. Case Number: **SUP2024-00010**  
 Applicant: CW Real Estate Development, LLC  
 Contact: Maher Budeir  
 Phone Number: 404.944.0058  
 Zoning: C-2  
 Location: 1201, 1205 Old Peachtree Road, and  
 1200 The Block of Old Peachtree Road  
 Map Numbers: R7156 006, 007, and 212  
 Acreage: 1.61  
 Square Footage: 4,459  
 Proposed Development: Car Wash (Renewal)  
 Additional Request: Variance  
 Commission District: (1) Carden  
 Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **SUP2024-00011**  
 Applicant: Shafqat A. Chatha  
 Contact: Shafqat A. Chatha  
 Phone Number: 678.886.2825  
 Zoning: M-1  
 Location: 4155 Arcadia Industrial Circle  
 Map Number: R6125 014  
 Acreage: 1.00  
 Square Footage: 5,346  
 Proposed Development: Automobile Repair and Service  
 Commission District: (2) Ku  
 Department Recommendation: **DENIAL**

- 3. Case Number: **SUP2024-00014**  
Applicant: Aldo Sixtos  
Contact: Aldo Sixtos  
Phone Number: 678.794.7250  
Zoning: C-2  
Location: 644 Buford Highway  
Map Number: R7256 002  
Acreage: 2.80  
Square Footage: 1,859  
Proposed Development: Automobile Sales  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
  
- 4. Case Number: **SUP2024-00015**  
Applicant: Mustaq Moosa  
Contact: Mustaq Moosa  
Phone Number: 404.704.6356  
Zoning: C-2  
Location: 2155 West Park Place and 5625 Bermuda Road  
Map Number: R6060 064  
Acreage: 3.12  
Square Footage: 7,200  
Proposed Development: Convenience Store with Fuel Pumps  
Additional Requests: Variances  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
  
- 5. Case Number: **CIC2024-00009**  
Applicant: Edenglen, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Shane Lanham  
Phone Number: 770.232.0000  
Zoning: TND  
Location: 4269, 4271, and 4273 Thompson Mill Road  
4200 Block of Thompson Mill Road  
3100 Block of North Bogan Road  
Map Numbers: R7264 024, 025, 027, 053, 055, and 303  
Acreage: 27.75  
Units: 102  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**
  
- 6. **CIC2024-00012** **ADMINISTRATIVELY WITHDRAWN**

7. Case Number: **SUP2024-00009**  
Applicant: Aldo Sixtos  
Contact: Aldo Sixtos  
Phone Number: 678.794.7250  
Zoning: C-2  
Location: 2570 Lawrenceville Highway  
Map Number: R5018 254  
Acreage: 1.00  
Square Footage: 4,703  
Proposed Development: Automobile Sales, Service, and Repair (Renewal)  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. **RZR2024-00012** **ADMINISTRATIVELY HELD**
9. Case Number: **RZR2024-00013**  
Applicant: O'Dwyer Properties, LLC  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: R-100 to R-SR  
Location: 3871 and the 3800 Block of Hamilton Mill Road  
Map Numbers: R7222 015 and 247  
Acreage: 8.42  
Units: 30  
Proposed Development: Single-Family Detached Subdivision  
Additional Requests: Variance and Waiver  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**
10. **RZC2024-00009** **ADMINISTRATIVELY HELD**
11. Case Number: **RZC2024-00010**  
Applicant: Sugarhill 11, LLC  
Contact: c/o LJA Engineering  
Tyler Lasser  
Phone Number: 470.202.9321  
Zoning Change: R-100 to C-1  
Location: 6158 Suwanee Dam Road  
Map Number: R7348 001A  
Acreage: 0.49  
Square Footage: 1,200  
Proposed Development: Convenience Store with Bait Shop  
Commission District: (4) Holtkamp  
Department Recommendation: **DENIAL**

12. Case Number:	<b>RZM2024-00006</b>
Applicant:	Parkland Communities c/o LJA Engineering
Contact:	Tyler Lasser
Phone Number:	470.202.9321
Zoning Change:	R-100 to R-TH
Location:	2125, 2145, and 2155 Rockbridge Road
Map Numbers:	R6058 006A, 006, and 007 (portion)
Acreage:	10.79
Units:	97
Square Footage:	1,300
Proposed Development:	Townhouses
Additional Requests:	Variances
Commission District:	(2) Ku
Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment