

Planning Commission Public Hearing Agenda**Tuesday, April 9, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: Anthony Crotser

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: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- March 5, 2024

{Action: Approved; Motion: Archer; Second: Nicolosi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

E. Announcements

F. Old Business

1. Case Number:

Applicant:

Contact:

Phone Number:

Zoning Change:

Location:

Map Number:

Acreage:

Proposed Development:

Additional Requests:

Commission District:

Department Recommendation:

RZR2024-00005 (PUBLIC HEARING HELD 3/5/2024)

The Revive Land Group
c/o Andersen Tate & Carr

Melody A. Glouton

770.822.0900

R-100 to OSC

2060 and 2090 Lenora Road

R5064 199 and 200

3.52

Single-Family Detached Subdivision

Waiver

(3) Watkins

APPROVAL WITH CONDITIONS

{Action: Denial; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. 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: Denial; Motion: Williams; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; 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: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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-1 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**
{Action: Denial; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; 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: Denial; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
7. Case Number: **RZM2024-00004 (PUBLIC HEARING HELD 4/9/2024)**
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 May 7, 2024; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Denial; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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 (Renewal)
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 7-0-1: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Out of Room; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**
{Action: Tabled to May 7, 2024; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**
{Action: Approval with Conditions; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. **RZR2024-00012**

ADMINISTRATIVLEY HELD

9. Case Number:
Applicant:

RZR2024-00013
O'Dwyer Properties, LLC
c/o Mahaffey Pickens Tucker, LLP

Contact:
Phone Number:
Zoning Change:
Location:
Map Numbers:

Gabrielle Schaller
770.232.0000
R-100 to R-SR
3871 and the 3800 Block of Hamilton Mill Road
R7222 015 and 247

Acreage:
Units:
Proposed Development:
Additional Requests:
Commission District:
Department Recommendation:

8.42
30
Single-Family Detached Subdivision
Variance and Waiver
(4) Holtkamp
DENIAL

{Action: Tabled to May 7, 2024; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

10. **RZC2024-00009**

ADMINISTRATIVELY HELD

11. Case Number:
Applicant:

RZC2024-00010
Sugarhill 11, LLC
c/o LJA Engineering

Contact:
Phone Number:
Zoning Change:
Location:
Map Number:

Tyler Lasser
470.202.9321
R-100 to C-1
6158 Suwanee Dam Road
R7348 001A

Acreage:
Square Footage:
Proposed Development:
Commission District:
Department Recommendation:

0.49
1,200
Convenience Store with Bait Shop
(4) Holtkamp
DENIAL

{Action: Denial without Prejudice; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

12. Case Number: **RZM2024-00006**
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: **APPROVAL WITH CONDITIONS**

{Action: Tabled to May 7, 2024; Motion: Farver; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; 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: Archer; Second: Williams; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}