

**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:

**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: 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  
R7156 006, 007, and 212  
Map Numbers:  
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}