



Planning Commission Public Hearing Agenda

Tuesday, May 7, 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:
 - April 9, 2024
- E. Announcements
- F. Old Business

1. 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

2. Case Number: **RZR2024-00011**
Applicant: The Revive Land Group
Contact: c/o Andersen Tate & Carr
Phone Number: Melody A. Glouton, Esq.
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**
3. Case Number: **RZR2024-00013**
Applicant: O'Dwyer Properties, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Phone Number: Gabrielle Schaller
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**
4. Case Number: **RZM2024-00004 (PUBLIC HEARING HELD 4/9/2024)**
Applicant: Walker Anderson Homes, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Phone Number: Shane Lanham
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**

5. 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**

G. New Business

1. **RZR2024-00009** **ADMINISTRATIVELY HELD**

2. Case Number: **RZR2024-00012**
Applicant: DBR Group Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 to R-75
Location: 3847 Loganville Highway
Map Number: R5162 028
Acreage: 32.34
Units: 75
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **RZR2024-00015**
Applicant: Lowe Engineers, LLC
Contact: Bill Aguilar, P.E.
Phone Number: 470.328.3870
Zoning Change: RA-200 to R-100
Location: 1652 Harbins Road
Map Number: R5312 008
Acreage: 44.09
Units: 38
Proposed Development: Single-Family Detached Subdivision
Additional Request: Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**

4. Case Number: **RZR2024-00019**
Applicant: An Van Dinh
Contact: W. Charles "Chuck" Ross, Esq.
Phone Number: 770.962.0100
Zoning Change: O-I to R-60
Location: 1139 Falling Water Lane
Map Number: R6174 518
Acreage: 1.11
Lots: 3
Proposed Development: Single-Family Detached Subdivision
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **RZC2024-00009**
Applicant: Dexter Maxwell
Contact: Wade Hunnicutt
Phone Number: 770.447.6400 Ext. 101
Zoning Change: M-2 and R-ZT to M-1
Location: 145 Boulderbrook Circle
Map Number: R5210 001C
Acreage: 4.30
Square Footage: 21,600
Proposed Development: Landscaping Contractors Office
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **RZC2024-00011**
Applicant: Kelly Towers III, LLC
Contact: Kathy Kelly
Phone Number: 770.330.9784
Zoning Change: R-100 to C-1
Location: 2700 Block of Old Ivy Court
Map Number: R7145 003
Acreage: 6.07
Proposed Development: Telecommunications Tower
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
7. Case Number: **RZC2024-00007**
Applicant: DIG09 Duluth Pavillion, LLC
Contact: c/o Andersen Tate & Carr
Phone Number: Melody A. Glouton
770.822.0900
Zoning Change: M-2 to C-3
Location: 2975 Breckenridge Boulevard
Map Number: R6206 056 (Portion)
Acreage: 4.05
Proposed Development: Garden Supply Center
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**

8. Case Number: **SUP2024-00013**
Applicant: DIG09 Duluth Pavilion, LLC
c/o Andersen Tate & Carr
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: C-3
Location: 2975 Breckenridge Boulevard
Map Number: R6206 056 (Portion)
Acreage: 4.05
Proposed Development: Outdoor Sales and Storage
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**
9. Case Number: **RZM2024-00009**
Applicant: Imperial Developers, LLC
c/o LJA Engineering
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: R-75 to R-TH
Location: 2636 Lawrenceville Highway
Map Number: R5018 044
Acreage: 3.66
Units: 28
Proposed Development: Townhouses
Additional Requests: Variances and Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment