



**Planning Commission Public Hearing Agenda**

**Tuesday, May 7, 2024 at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Imran Niazi, Anthony Crotser, Pinkie Farver, Ben Archer, Sandy Donatucci, Chris Franklin, Scott Haggard

Absent: Nick Nicolosi, Glen Williams

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: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- April 9, 2024

{Action: Approved; Motion: Archer; Second: Franklin; Vote: 6-0-1: Niazi-Yes; Nicolosi-Absent; Crotser-Abstained; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**

{Action: Tabled to June 4, 2024; Motion: Crotser; Second: Farver; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. Case Number: **RZR2024-00011(PUBLIC HEARING HELD 5/7/2024)**  
Applicant: The Revive Land Group  
c/o Andersen Tate & Carr  
Contact: Melody A. Glouton, Esq.  
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 June 4, 2024; Motion: Archer; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

3. Case Number: **RZR2024-00013**  
Applicant: O'Dwyer Properties, LLC  
c/o Mahaffey Pickens Tucker, LLP  
Contact: 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**  
{Action: Tabled to June 4, 2024; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

4. 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: Approval with Conditions; Motion: Niazi; Second: Archer; Vote: 7-0: Niazi-Yes;  
Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes;  
Donatucci-Yes; Haggard-Yes}

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**  
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote 5-2:: Niazi-Yes;  
Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-No;  
Donatucci-No; Haggard-Yes}

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

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**  
{Action: Tabled to June 4, 2024; Motion: Crotser; Second: Farver; Vote: 5-0-2: Niazi-Abstained; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Abstained; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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

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**  
{Action: Approval with Conditions; Motion: Archer; Second: Franklin; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**  
{Action: Tabled to June 4, 2024; Motion: Franklin; Second: Donatucci; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
7. Case Number: **RZC2024-00007**  
Applicant: DIG09 Duluth Pavillion, LLC  
c/o Andersen Tate & Carr  
Contact: Melody A. Glouton  
Phone Number: 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**  
{Action: Denial without Prejudice; Motion: Niazi; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**  
 {Action: Denial without Prejudice; Motion: Niazi; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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**  
 {Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 6-1: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-No; Haggard-Yes}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{Action: Approval; Motion: Crotser; Second: Archer; Vote: 7-0: Niazi-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Absent; Franklin-Yes; Donatucci-Yes; Haggard-Yes}