



Planning Commission Public Hearing Agenda

Tuesday, June 4, 2024 at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: NONE

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: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Approval of Minutes:

- May 7, 2024

{Action: Approved; Motion: Crotser; Second: Archer; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; 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: Denial; Motion: Farver; Second: Crotser; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; 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: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; 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 Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **DENIAL**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
{Action: Approval of the Variance; Motion: Donatucci; Second: Niazi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

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

5. 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: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

G. New Business

1. Case Number: **SUP2024-00020**
Applicant: Capital Commercial 5560 Properties, LLC
Contact: W. Charles "Chuck" Ross
Phone Number: 770.962.0100
Zoning: C-2
Location: 5560 Jimmy Carter Boulevard
Map Number: R6195 097
Acreage: 0.96
Square Footage: 9,995
Proposed Development: Convenience Store with Fuel Pumps
Additional Request: Variance
Commission District: (1) Carden
Department Recommendation: **DENIAL**
{Action: Tabled to July 8, 2024; Motion: Niazi; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

2. **CIC2024-00014** **ADMINISTRATIVELY HELD**

3. Case Number: **CIC2024-00015**
Applicant: GMI1, Inc. c/o Andersen, Tate & Carr, PC
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: C-1
Location: 5620, 5634, and 5644 Singleton Road
Map Numbers: R6188 017, 360, and 361
Acreage: 3.60
Square Footage: 33,088
Proposed Development: Multi-Tenant Retail Center
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 8-1: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-No; Haggard-Yes}
4. Case Number: **CIC2024-00016**
Applicant: Michael Minseok Mun
Contact: Trent McGugin
Phone Number: 404.504.0295
Zoning: C-2
Location: 1866 Buford Highway
Map Number: R7206 008
Acreage: 1.40
Square Footage: 16,000
Proposed Development: Indoor Recreation Facility
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Niazi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
5. Case Number: **RZR2024-00009**
Applicant: David Sonders, Key Engineering Solutions-US, Inc.
Contact: David Sonders
Phone Number: 561-504-2224
Zoning Change: O-I and RA-200 to R-100
Location: 2223 Cain Circle and the
2900 Block of Braselton Highway
Map Number: R3002 024 and R7009 255
Acreage: 4.86
Units: 7
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

6. Case Number: **RZR2024-00022**
Applicant: RES-GA, LLC c/o Mahaffey Pickens Tucker, LLP
Contact: Shane M. Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-100
Location: 4370 and 4400 Clack Road
Map Numbers: R2002 052 and 140
Acreage: 28.67
Units: 47
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to July 8, 2024; Motion: Donatucci; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

7. Case Number: **RZR2024-00025**
Applicant: Florentina Fisteag
Contact: Florentina Fisteag
Phone Number: 678.668.4731
Zoning Change: RA-200 to R-100
Location: 2129 Old Peachtree Road
Map Number: R7060 005
Acreage: 1.88
Units: 3
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; 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: Approval; Motion: Crotser; Second: Archer; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}