

Planning Commission Public Hearing Agenda**Monday, July 8, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: Niazi

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

D. Approval of Minutes:

- June 4, 2024
{Action: Approved; Motion: Archer; Second: Crotser; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

E. Announcements

F. Old Business

1. Case Number: **SUP2024-00020 (PUBLIC HEARING HELD 7/8/2024)**
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: Denial; Motion: Nicolosi; Second: Crotser; Vote: 7-1: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

- 2. Case Number: **RZR2024-00022 (PUBLIC HEARING HELD 7/8/2024)**
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: Approval with Conditions; Motion: Donatucci; Second: Franklin; Vote: 7-1: Niazi-Absent; Nicolosi-Yes; Crotser-No; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

G. New Business

- 1. **SUP2024-00021** **ADMINISTRATIVLEY WITHDRAWN**
- 2. Case Number: **SUP2024-00028 (PUBLIC HEARING HELD 7/8/2024)**
Applicant: Randy Garner
Contact: Randy Garner
Phone Number: 770.985.4751
Zoning: RA-200
Location: 1736 Sever Road
Map Number: R7072 410
Acreage: 11.12
Proposed Development: Daycare
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Crotser; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- 3. **SUP2024-00034** **ADMINISTRATIVELY HELD**
- 4. **CIC2024-00018** **ADMINISTRATIVELY HELD**

5. Case Number: **RZR2024-00023**
Applicant: Northpointe Realty Investments, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane M. Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to OSC
Location: 4550 Clack Road
Map Number: R2004 006
Acreage: 22.93
Units: 47 Units
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 6, 2024; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

6. Case Number: **RZR2024-00026 (PUBLIC HEARING HELD 7/8/2024)**
Applicant: Katrina Roman and Zack Newcome
Contact: Katrina Roman
Phone Number: 404.368.9312
Zoning Change: R-100 to RA-200
Location: 4260 Beaver Road
Map Number: R4246 001
Acreage: 5.13
Lot: 1
Proposed Development: Agricultural Uses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

7. Case Number: **RZR2024-00032**
Applicant: Inline Communities, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-60
Location: 2287 Rabbit Hill Circle
Map Number: R7018 002
Acreage: 23.13
Units: 64
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variance and Waiver
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 6, 2024; Motion: Donatucci; Second: Franklin; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

8. Case Number: **RZR2024-00035(PUBLIC HEARING HELD 7/8/2024)**
Applicant: Burns Golf Course, LLC and Parkland Communities
Contact: Michele Battle, Esq.
Phone Number: 404.601.7616
Zoning Change: RA-200 to TND
Location: 4600 Block of Britt Road
Map Number: R6165 017
Acreage: 46.29
Units: 229
Proposed Development: Traditional Neighborhood Development
Additional Requests: Variances and Waiver
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to August 6, 2024; Motion: Crotser; Second: Farver; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
9. Case Number: **RZC2024-00005 (PUBLIC HEARING HELD 7/8/2024)**
Applicant: Yellow River Ventures, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning Change: O-I to M-1
Location: 4417 Stone Mountain Highway
Map Number: R6064 072
Acreage: 4.62
Proposed Development: Truck/Automobile Parking Lot, Outdoor Storage
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial; Motion: Farver; Second: Crotser; Vote: 7-1: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-No}
10. Case Number: **SUP2024-00008 (PUBLIC HEARING HELD 7/8/2024)**
Applicant: Yellow River Ventures, LLC
Contact: c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 4417 Stone Mountain Highway
Map Numbers: R6064 072
Acreage: 25.80
Proposed Development: Truck/Automobile Parking Lot, Outdoor Storage
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial; Motion: Farver; Second: Crotser; Vote: 7-1: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-No}

11. Case Number: **RZC2024-00014 (PUBLIC HEARING HELD 7/8/2024)**
Applicant: Yellow River Ventures, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: O-1, M-1, and C-2 to C-2
Location: 4421 Stone Mountain Highway
Map Number: R6064 020
Acreage: 3.20
Proposed Development: Commercial Use
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial; Motion: Farver; Second: Crotser; Vote: 7-1: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-No}

12. **UDOA2024-00002** **ADMINISTRATIVELY HELD**

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

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