



**Planning Commission Public Hearing Agenda**

**Tuesday, July 9, 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. Announcements
- E. New Business

1. Case Number: **CIC2024-00019**  
 Applicant: PB Realty – Alana Recovery Centers, LLC  
 c/o Dillard Sellers  
 Contact: Jeff Haymore and Baxter Russell  
 Phone Numbers: 404.665.1243 and 404.665.1224  
 Zoning: C-2  
 Location: 1200 Winder Highway  
 Map Number: R5210 316  
 Acreage: 3.44  
 Square Footage: 38,000  
 Proposed Development: Residential Rehab Center (Alcohol and/or Drug)  
 Commission District: (4) Holtkamp  
 Department Recommendation: **APPROVAL WITH CONDITIONS**
  
2. Case Number: **SUP2024-00029**  
 Applicant: PB Realty – Alana Recovery Centers, LLC  
 c/o Dillard Sellers  
 Contact: Jeff Haymore and Baxter Russell  
 Phone Numbers: 404.665.1243 and 404.665.1224  
 Zoning: C-2  
 Location: 1200 Winder Highway  
 Map Number: R5210 316  
 Acreage: 3.44  
 Square Footage: 38,000  
 Proposed Development: Residential Rehab Center  
 Commission District: (4) Holtkamp  
 Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **RZR2024-00027**  
Applicant: Natalie Webber  
Contact: Natalie Webber  
Phone Number: 678.595.0999  
Zoning Change: R-100 to RA-200  
Location: 339 Kendrix Road  
Map Number: R7339 077  
Acreage: 3.73  
Proposed Development: Agricultural Uses  
Additional Requests: Variances  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **RZR2024-00030**  
Applicant: Ashland Homes, LLC  
Contact: c/o W. Charles "Chuck" Ross, Esq.  
Phone Number: W. Charles "Chuck" Ross, Esq.  
770.962.0100  
Zoning Change: RA-200 to R-60  
Location: 908 Campbell Road  
Map Number: R5246 558  
Acreage: 4.49  
Lots: 7  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**
5. Case Number: **RZR2024-00031**  
Applicant: Cristo Vive of the Christian and  
Missionary Alliance  
Contact: Hiram D. Sostre  
Phone Number: 770.853.5314  
Zoning Change: C-1 to R-75  
Location: 5924 Mimosa Circle  
Map Number: R6138 024  
Acreage: 0.41  
Square Footage: 18,579  
Proposed Development: Place of Worship  
Additional Requests: Variance and Waiver  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**

6. Case Number: **SUP2024-00027**  
Applicant: Cristo Vive of the Christian and Missionary Alliance  
Contact: Hiram D. Sostre  
Phone Number: 770.853.5314  
Zoning: R-75  
Location: 5904, 5914, and 5924 Mimosa Circle and the 300 Block of Mimosa Drive  
Map Numbers: R6138 023, 024, 025, and R6144 261  
Acreage: 2.25  
Square Footage: 18,579  
Proposed Development: Place of Worship  
Additional Requests: Variance and Waiver  
Commission District: (2) Ku  
Department Recommendation: **DENIAL**
7. Case Number: **RZR2024-00033**  
Applicant: Stanley Martin Homes  
Contact: c/o Bohler Engineering, PLLC  
Kathryn McPherson  
Phone Number: 919.578.9000  
Zoning Change: R-100 to TND  
Location: 516, 535, and 538 Old Johnson Road and 539 Webb Gin House Road  
Map Numbers: R5138 047, R5139 003, 182, and 312  
Acreage: 65.82  
Units: 280  
Proposed Development: Traditional Neighborhood Development  
Additional Requests: Variances  
Commission District: (3) Watkins  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZR2024-00034**  
Applicant: Jakob Sullins, Sullins Engineering, LLC  
Contact: Jakob Sullins  
Phone Number: 706.773.3849  
Zoning Change: RA-200 to R-100  
Location: 2171 Doc Hughes Road  
Map Number: R3003 198  
Acreage: 1.90  
Lots: 3  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

9. Case Number: **RZR2024-00036**  
Applicant: Toll Southeast LP Company, Inc.  
Contact: c/o Andersen Tate & Carr  
Phone Number: Melody A. Glouton  
770.822.0900  
Zoning Change: RA-200 to R-75  
Location: 3300 Block of Jim Moore Road  
Map Number: R2002 002  
Acreage: 62.37  
Units: 143  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

10. Case Number: **RZM2024-00007**  
Applicant: Stanton Porter  
Contact: Stanton Porter  
Phone Number: 470.997.2010  
Zoning Change: MH to R-TH  
Location: 3600 Block of Loganville Highway and  
259 Willowwind Drive  
Map Numbers: R5162 005 and 058  
Acreage: 8.20  
Units: 67  
Proposed Development: Townhouses  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. Adjournment