

**Planning Commission Public Hearing Agenda****Tuesday, July 9, 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: Crotser; Second: Archer; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

D. Announcements

E. New Business

1. Case Number:

**CIC2024-00019 (Public Hearing Held 7/9/2024)**

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**

{Action: Approval with Conditions; 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}

2. Case Number: **SUP2024-00029 (Public Hearing Held 7/9/2024)**  
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**  
{Action: Approval with Conditions; 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}
3. Case Number: **RZR2024-00027 (Public Hearing Held 7/9/2024)**  
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**  
{Action: Approval with Conditions; Motion: Franklin; Second: Donatucci; Vote: 8-0: Niazi-Absent; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
4. Case Number: **RZR2024-00030**  
Applicant: Ashland Homes, LLC  
c/o W. Charles “Chuck” Ross, Esq.  
Contact: W. Charles “Chuck” Ross, Esq.  
Phone Number: 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**  
{Action: Tabled to August 6, 2024; 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}

5. Case Number: **RZR2024-00031 (Public Hearing Held 7/9/2024)**  
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**  
{Action: Approval with Conditions; 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}

6. Case Number: **SUP2024-00027 (Public Hearing Held 7/9/2024)**  
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**  
{Action: Approval with Conditions; 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}

7. Case Number: **RZR2024-00033 (Public Hearing Held 7/9/2024)**  
Applicant: Stanley Martin Homes  
c/o Bohler Engineering, PLLC  
Contact: 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**  
{Action: Approval with Conditions; Motion: Archer; Second: Williams; Vote: 7-1: Niazi-Absent;  
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-No;  
Haggard-Yes}
8. Case Number: **RZR2024-00034 (Public Hearing Held 7/9/2024)**  
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**  
{Action: Approval with Conditions; 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}
9. Case Number: **RZR2024-00036**  
Applicant: Toll Southeast LP Company, Inc.  
c/o Andersen Tate & Carr  
Contact: Melody A. Glouton  
Phone Number: 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**  
{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}

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**  
{Action: Denial; 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}

F. Audience Comments

G. Committee Reports

H. Comments By Staff and Planning Commission

I. 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}