



**Planning Commission Public Hearing Agenda**

**Tuesday, August 6, 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. Approval of Minutes:
  - July 8, 2024
  - July 9, 2024
- E. Announcements
- F. Old Business

<p>1. Case Number:</p> <p>Applicant:</p> <p>Contact:</p> <p>Phone Number:</p> <p>Zoning Change:</p> <p>Location:</p> <p>Map Number:</p> <p>Acreage:</p> <p>Units:</p> <p>Proposed Development:</p> <p>Commission District:</p> <p>Department Recommendation:</p>	<p><b>RZR2024-00023</b></p> <p>Northpointe Realty Investments, LLC  c/o Mahaffey Pickens Tucker, LLP  Shane M. Lanham  770.232.0000  RA-200 to OSC  4550 Clack Road  R2004 006  22.93  47 Units  Single-Family Detached Subdivision  (4) Holtkamp  <b>APPROVAL WITH CONDITIONS</b></p>
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<p>2. Case Number:</p> <p>Applicant:</p> <p>Contact:</p> <p>Phone Number:</p> <p>Zoning Change:</p> <p>Location:</p> <p>Map Number:</p> <p>Acreage:</p> <p>Lots:</p> <p>Proposed Development:</p> <p>Commission District:</p> <p>Department Recommendation:</p>	<p><b>RZR2024-00030</b></p> <p>Ashland Homes, LLC  c/o W. Charles "Chuck" Ross, Esq.  W. Charles "Chuck" Ross, Esq.  770.962.0100  RA-200 to R-60  908 Campbell Road  R5246 558  4.49  7  Single-Family Detached Subdivision  (3) Watkins  <b>DENIAL</b></p>
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3. 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**
4. 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**
5. 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**

G. New Business

1. **SUP2024-00023**

**ADMINISTRATIVLEY HELD**

2. Case Number:

**SUP2024-00024**

Applicant:

Stanislav Pascaru

Contact:

Stanislav Pascaru

Phone Number:

267.968.5413

Zoning:

C-2

Location:

3660 Hewatt Court

Map Number:

R6053 168

Acreage:

0.5

Proposed Development:

Vehicle Repair, Service, and Body Work Establishment  
(Renewal)

Commission District:

(2) Ku

Department Recommendation:

**APPROVAL WITH CONDITIONS**

3. Case Number:

**SUP2024-00025**

Applicants:

Eunice and Valeriu Pamfile

Contact:

Eunice Pamfile

Phone Number:

770.401.9252

Zoning:

R-100

Location:

2130 Azalea Drive

Map Number:

R7106 415

Acreage:

1.37

Proposed Development:

Personal Care Home (Renewal)

Additional Request:

Variance

Commission District:

(4) Holtkamp

Department Recommendation:

**APPROVAL WITH CONDITIONS**

4. Case Number:

**CIC2024-00014**

Applicant:

Pedro Duenas Tovar

Contact:

Pedro Duenas Tovar

Phone Number:

404.925.2074

Zoning:

R-75

Location:

1478 Kim Manor Way

Map Number:

R7055 393

Acreage:

0.24

Proposed Development:

Accessory Building

Commission District:

(4) Holtkamp

Department Recommendation:

**DENIAL**

5. **CIC2024-00018**

**ADMINISTRATIVLEY HELD**

6. Case Number: **CIC2024-00022**  
Applicant: Mareis, LLC  
Contact: Alex Cuica  
Phone Number: 810.459.9755  
Zoning: R-100  
Location: 2740 Thompson Mill Road  
Map Number: R1002 033  
Acreage: 9.48  
Lots: 7  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **RZR2024-00039**  
Applicant: Simes Signature Properties  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: RA-200 and R-100 to R-100  
Location: 3430 Camp Branch Road  
Map Number: R7183 005  
Acreage: 5.10  
Lots: 7  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
8. Case Number: **RZR2024-00040**  
Applicant: Luke Rozanski  
Contact: Jake Adams  
Phone Number: 678.756.3889  
Zoning Change: R-100 to R-60  
Location: 2946 and 3006 Springdale Road  
Map Numbers: R5004 006 and 007  
Acreage: 19.48  
Units: 49  
Proposed Development: Single-Family Detached Subdivision  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
9. Case Number: **RZM2024-00008**  
Applicant: D.R. Horton, Inc. – Atlanta East  
Contact: Tiffany Hogan  
Phone Number: 678.780.8526  
Zoning Change: R-100 to R-TH  
Location: 3016, 3022, and the  
3000 Block of Loganville Highway  
Map Numbers: R5164 001, 001B, and 003  
Acreage: 25.88  
Lots: 159  
Proposed Development: Townhouses  
Additional Request: Variance  
Commission District: (3) Watkins  
Department Recommendation: **DENIAL**

10. Case Number:	<b>RZM2024-00011</b>
Applicant:	Buford Leased Housing Associates I, LLC c/o Mahaffey Pickens Tucker, LLP
Contact:	Shane Lanham
Phone Number:	770.232.0000
Zoning Change:	RA-200 to HRR
Location:	2800 Block of Mall of Georgia Boulevard
Map Number:	R7177 049
Acreage:	4.97
Proposed Development:	Independent Living Retirement Community
Commission District:	(4) Holtkamp
Department Recommendation:	<b>APPROVAL WITH CONDITIONS</b>

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment