

**Planning Commission Public Hearing Agenda****Tuesday, August 6, 2024, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Via Teleconference: Glen Williams

- 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:
  - July 8, 2024  
{Action: Approved; Motion: Crotser; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
  - July 9, 2024  
{Action: Approved; Motion: Crotser; Second: Nicolosi; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
- E. Announcements

F. Old Business

1. 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: Approved as R-100 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}
2. 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: Approved as R-75 with Conditions; Motion: Archer; Second: Farver; Vote: 8-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Abstained; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
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**  
{Action: Approval with Conditions; 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}

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**  
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}
5. Case Number: **RZR2024-00036**  
Applicant: Toll Southeast LP Company, Inc.  
Contact: c/o Andersen Tate & Carr  
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: Approval with Conditions; 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}
- 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**  
{Action: Approval with Conditions; 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}

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**  
{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}
4. Case Number: **CIC2024-00014 (PUBLIC HEARING HELD 8/6/2024)**  
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**  
{Action: Tabled to September 3, 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}
5. **CIC2024-00018** **ADMINISTRATIVLEY HELD**
6. Case Number: **CIC2024-00022 (PUBLIC HEARING HELD 8/6/2024)**  
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**  
{Action: Tabled to September 3, 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: **RZR2024-00039 (PUBLIC HEARING HELD 8/6/2024)**  
Applicant: Simes Signature Properties  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Phone Number: Gabrielle Schaller  
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**  
{Action: Tabled to September 3, 2024; 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}
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**  
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote 5-4:: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Williams-No; Franklin-No; Donatucci-No; Haggard-Yes}
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**  
{Action: Denial; Motion: Archer; Second: Franklin; Vote: 9-0: Niazi-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-Yes}

10. Case Number: **RZM2024-00011**  
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: **APPROVAL WITH CONDITIONS**  
{Action: Denial; Motion: Donatucci; Second: Franklin; Vote: 5-4: Niazi-Yes; Nicolosi-No;  
Crotser-No; Farver-No; Archer-Yes; Williams-Yes; Franklin-Yes; Donatucci-Yes; Haggard-No}

H. Audience Comments

I. Committee Reports

J. Comments By Staff and Planning Commission

K. Adjournment

{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}