

Planning Commission Public Hearing Agenda**Tuesday, December 2, 2025, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Aysha Treadwell, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Katrina Fellows, Chris Franklin, Scott Haggard

Via Teleconference: Buzz Brockway

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda as Amended
{Action: Approved; Motion: Archer; Second: Franklin; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- D. Approval of Minutes:
 - November 5, 2025
{Action: Approved; Motion: Archer; Second: Franklin; Vote 8-0-1:: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Abstained; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- E. Announcements
- F. New Business
 - 1. Case Number: **SUP2025-00018**
Applicant: Foresite Group, Inc.
Contact: Jeff Walker
Phone Number: 770.368.1399
Zoning: RA-200
Location: 5871 Hillside Farm Road
Map Number: R7339 121
Acreage: 13.34
Square Footage: 2,396
Proposed Development: Place of Worship
Additional Request: Variance
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

2. Case Number: **SUP2025-00019**
Applicant: Lotus Grounds
Contact: Ofir Hackmon
Phone Number: 314.397.9055
Zoning: RA-200 and R-100
Location: 4497 Shiloh Ridge Trail
Map Number: R6046 127
Acreage: 13.25
Square Footage: 1,200
Proposed Development: Community Center
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 6, 2026; Motion: Crotser; Second: Farver; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
3. Case Number: **SUP2025-00020**
Applicant: THRIVE Christian Academy, Inc.
Contact: Monica Hall
Phone Number: 470.375.4120
Zoning: R-75
Location: 6175 Lawrenceville Highway
Map Numbers: R6139 055 and 059
Acreage: 21.31
Square Footage: 46,233
Proposed Development: Private School
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Farver; Second: Crotser; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
4. Case Number: **REZ2025-00025 (PUBLIC HEARING HELD)**
Applicant: Walker Anderson Homes, LLC
c/o Weener Nathan Phillips, LLP
Contact: Eric Nathan
Phone Number: 770.392.9004
Zoning Change: C-2 and O-I to R-TH
Location: 2449 Duluth Highway and
2800 Block of McDaniel Road
Map Numbers: R7119 002A, 100, 114, 116, and 118
Acreage: 20.87
Units: 170
Proposed Development: Townhouses
Additional Requests: Variances
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 6, 2026; Motion: Nicolosi; Second: Treadwell; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

5. Case Number: **REZ2025-00029**
Applicant: Terwilliger Pappas Multi-Family Partners, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to MRR
Location: 3805 and 3885 Crestwood Parkway
Map Numbers: R6203 079 and 080 (portion)
Acreage: 10.61
Units: 265
Proposed Development: Apartments
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 9-0: Treadwell-
Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes;
Brockway-Yes; Haggard-Yes}

6. Case Number: **REZ2025-00030**
Applicant: Clover Hotel Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: O-I to C-2
Location: 2707 Mall of Georgia Boulevard
Map Number: R7144 414
Acreage: 2.13
Suites: 111
Square Footage: 91,137
Proposed Development: Extended Stay Establishment
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway ; Vote: 9-0:
Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-
Yes; Brockway-Yes; Haggard-Yes}

7. Case Number: **SUP2025-00017**
Applicant: Clover Hotel Group, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Proposed Zoning: C-2
Location: 2707 Mall of Georgia Boulevard
Map Number: R7144 414
Acreage: 2.13
Suites: 111
Square Footage: 91,137
Proposed Development: Extended Stay Establishment
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

8. Case Number: **REZ2025-00031**
Applicant: Taylor Morrison of Georgia, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: RA-200 to OSC
Location: 2712, 2732, 2762, 2782, and
2800 Harbins Road (portion)
Map Numbers: R5356 002, 003, 017, 018, and 051 (portion)
Acreage: 39.86
Units: 86
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variances and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Tabled to January 6, 2026; Motion: Fellows; Second: Archer; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment

{Action: Approved; Motion: Crotser; Second: Nicolosi; Vote: 9-0: Treadwell-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}