



## **Planning Commission Public Hearing Agenda**

**Tuesday, January 6, 2026, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

Present: Jamin Harkness, Nick Nicolosi, Pinkie Farver, Ben Archer, Katrina Fellows, Buzz Brockway, Chris Franklin, Scott Haggard

Via Teleconference: Anthony Crotser

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: Nicolosi; Second: Archer; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

D. Approval of Minutes:

• December 2, 2025

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

E. Announcements

F. Old Business

1. **SUP2025-00019**

**ADMINISTRATIVELY HELD**

2. Case Number:

Applicant:

Contact:

Phone Number:

Zoning Change:

Location:

Map Numbers:

Acreage:

Units:

Proposed Development:

Additional Requests:

Commission District:

Department Recommendation:

**REZ2025-00025 (PUBLIC HEARING HELD)**

Walker Anderson Homes, LLC

c/o Weener Nathan Phillips, LLP

Eric Nathan

770.392.9004

C-2 and O-I to R-TH

2449 Duluth Highway and

2800 Block of McDaniel Road

R7119 002A, 100, 114, 116, and 118

20.87

170

Townhouses

Variances

(1) Carden

**APPROVAL WITH CONDITIONS**

{Action: Approval with Conditions ; Motion: Nicolosi; Second: Archer; Vote: 8-1: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-No}

3. Case Number:

Applicant:

Contact:

Phone Number:

Zoning Change:

Location:

Map Numbers:

Acreage:

Units:

Proposed Development:

Additional Requests:

Commission District:

Department Recommendation:

**REZ2025-00031**

Taylor Morrison of Georgia, LLC

c/o Mahaffey Pickens Tucker, LLP

Gabrielle Schaller

770.232.0000

RA-200 to OSC

2712, 2732, 2762, 2782, and

2800 Harbins Road (portion)

R5356 002, 003, 017, 018, and 051 (portion)

39.86

86

Single-Family Detached Subdivision

Variances and Waiver

(3) Watkins

**APPROVAL WITH CONDITIONS**

{Action: Approval with Conditions; Motion: Archer; Second: Fellows; Vote: 7-2: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-No; Brockway-No; Haggard-Yes}

G. New Business

1. Case Number: **CIC2026-00001**  
Applicant: JLCS Enterprises, Inc.  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Phone Number: Shane Lanham  
Zoning: 770.232.0000  
Location: R-60  
Map Number: 1830 Old Peachtree Road  
Acreage: R7094 005A  
Units: 3.79  
Proposed Development: 7  
Commission District: Single-Family Detached Subdivision  
Department Recommendation: (4) Holtkamp  
**APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 8-1: Harkness-Yes; Nicolosi-Yes; Crotser-No; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
  
2. Case Number: **REZ2026-00001**  
Applicant: Laval Luxury Homes, LLC  
Contact: c/o Andersen, Tate, & Carr P.C.  
Phone Number: Daphne Boyd  
Zoning Change: 770.822.0900  
Location: R-100 to R-60  
Map Number: 411 Oakland Road  
Acreage: R5048 005  
Units: 3.35  
Proposed Development: 10  
Commission District: Single-Family Detached Subdivision  
Department Recommendation: (2) Ku  
**APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Crotser; Second: Farver; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
  
3. Case Number: **REZ2026-00002**  
Applicant: Local Land Co.  
Contact: c/o Mahaffey Pickens Tucker, LLP  
Phone Number: Shane Lanham  
Zoning Change: 770.232.0000  
Location: R-100 to R-TH  
Map Number: 2290 Sugarloaf Parkway  
Acreage: R5118 029  
Units: 4.77  
Proposed Development: 32  
Additional Requests: Townhouses  
Commission District: Waivers  
Department Recommendation: (3) Watkins  
**APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Archer; Second: Fellows; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

4. Case Number: **REZ2026-00003**  
Applicant: Complete Permitting Services, LLC  
Contact: Rachael Burt  
Phone Number: 678.749.6550  
Zoning Change: C-1 to C-2  
Location: 5092 Annistown Road  
Map Number: R6040 162  
Acreage: 2.0  
Square Footage: 7,000  
Proposed Development: Vehicle Repair, Service, and Body Work Establishment  
Additional Requests: Variances and Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Farver; Second: Crotser; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

5. Case Number: **SUP2026-00002**  
Applicant: Complete Permitting Services, LLC  
Contact: Rachael Burt  
Phone Number: 678.749.6550  
Proposed Zoning: C-2  
Location: 5092 Annistown Road  
Map Number: R6040 162  
Acreage: 2.0  
Square Footage: 7,000  
Proposed Development: Vehicle Repair, Service, and Body Work Establishment  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Farver; Second: Crotser; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

6. Case Number: **REZ2026-00005**  
Applicant: Georgia Health Holdings, LLC  
Contact: c/o Battle Law, P.C.  
Phone Number: Joshua Mahoney  
Zoning Change: 404.601.7616  
Location: R-75 to O-I  
Map Number: 5176 Old Norcross Road  
Acreage: R6241 006  
Square Footage: 1.45  
Proposed Development: 7,700  
Additional Requests: Medical Office  
Commission District: Variances  
Department Recommendation: (1) Carden **APPROVAL WITH CONDITIONS**  
{Action: Approval with Conditions; Motion: Nicolosi; Second: Harkness; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

- H. Audience Comments
- I. Committee Reports
- J. Comments By Staff and Planning Commission
- K. Other Business – Election of Officers
  - a. Nomination – Chairman of the Planning Commission Adjournment  
{Action: Nomination for Scott Haggard as Chairman for Planning Commission; Motion: Brockway; Second: Archer; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
  - b. Nomination – Vice Chairman of the Planning Commission  
{Action: Nomination for Anthony Crotser as Vice Chairman for Planning Commission; Motion: Haggard; Second: Farver; Vote: 5-4: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-No; Fellows-No; Franklin-No; Brockway-No; Haggard-Yes}
- L. Adjournment  
{Action: Approved; Motion: Nicolosi; Second: Brockway; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}