



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: **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
R7119 002A, 100, 114, 116, and 118
Map Numbers: 20.87
Acreage: 170
Units: Townhouses
Proposed Development: Variances
Additional Requests: (1) Carden
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {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: **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)
R5356 002, 003, 017, 018, and 051 (portion)
Map Numbers: 39.86
Acreage: 86
Units: Single-Family Detached Subdivision
Proposed Development: Variances and Waiver
Additional Requests: (3) Watkins
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {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.
c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Contact: 770.232.0000
Phone Number: R-60
Zoning: 1830 Old Peachtree Road
Location: R7094 005A
Map Number: 3.79
Acreage: 7
Units: Single-Family Detached Subdivision
Proposed Development: (4) Holtkamp
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {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
c/o Andersen, Tate, & Carr P.C.
Daphne Boyd
Contact: 770.822.0900
Phone Number: R-100 to R-60
Zoning Change: 411 Oakland Road
Location: R5048 005
Map Number: 3.35
Acreage: 10
Units: Single-Family Detached Subdivision
Proposed Development: (2) Ku
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {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.
c/o Mahaffey Pickens Tucker, LLP
Shane Lanham
Contact: 770.232.0000
Phone Number: R-100 to R-TH
Zoning Change: 2290 Sugarloaf Parkway
Location: R5118 029
Map Number: 4.77
Acreage: 32
Units: Townhouses
Proposed Development: Waivers
Additional Requests: (3) Watkins
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation: {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
c/o Battle Law, P.C.
Contact: Joshua Mahoney
Phone Number: 404.601.7616
Zoning Change: R-75 to O-I
Location: 5176 Old Norcross Road
Map Number: R6241 006
Acreage: 1.45
Square Footage: 7,700
Proposed Development: Medical Office
Additional Requests: Variances
Commission District: (1) Carden
Department Recommendation: **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}