



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}