



Planning Commission Public Hearing Agenda

Tuesday, February 3, 2026, at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

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

Absent: 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: Archer; Second: Farver; Vote: 7-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Absent; Haggard-Yes}

D. Approval of Minutes:

• January 6, 2026

{Action: Approved; Motion: Archer; Second: Franklin; Vote: 7-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Absent; Haggard-Yes}

E. Announcements

F. Old Business

1. 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
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Denial without Prejudice; Motion: Farver; Second: Archer; Vote: 7-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Absent; Haggard-Yes}

G. New Business

1. Case Number: **SUP2026-00004**
Applicant: Shaphalie Bavani
Contact: Shaphalie Bavani
Phone Number: 404.948.7325
Zoning: C-2
Location: 6330 Lawrenceville Highway
Map Number: R6140 023
Acreage: 2.81
Square Footage: 5,230
Proposed Development: Hookah Lounge
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **DENIAL**
{Action: Approval with Conditions; Motion: Farver; Second: Archer; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

2. Case Number: **CIC2026-00002**
Applicant: Brownsmill Enterprises Corporation
c/o Andersen, Tate, & Carr, P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning: C-1
Location: 884 Bethesda School Road
2596 and 2606 Cruse Road
R7002 015A, 116, and 117
Map Numbers: 1.42
Acreage: 13,840
Square Footage: Shopping Center
Proposed Development: Variances and Waiver
Additional Requests: (2) Ku
Commission District: **APPROVAL WITH CONDITIONS**
Department Recommendation:
{Action: Approval with Conditions; Motion: Farver; Second: Archer; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

3. **REZ2026-00004**

ADMINISTRATIVELY HELD

- H. Audience Comments
- I. Committee Reports
- J. Comments By Staff and Planning Commission
- K. Adjournment
{Action: Approved; Motion: Harkness; Second: Brockway; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Absent; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}