

**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:  
Acreage: 1.42  
Square Footage: 13,840  
Proposed Development: Shopping Center  
Additional Requests: Variances and Waiver  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**  
{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}