

Planning Commission Public Hearing Agenda**Tuesday, March 3, 2026, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

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

Via Teleconference: Chris Franklin

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: Crotser; Second: Nicolosi; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}

D. Approval of Minutes:

- February 3, 2026

{Action: Approved; Motion: Brockway; Second: Archer; Vote: 7-0-1: Harkness-Yes; Nicolosi-Yes; Crotser-Abstained; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}

E. Announcements

F. New Business

1. Case Number:

SUP2026-00003

Applicant:

Jerry Queen

Contact:

Logan Green

Phone Number:

770.491.7550

Zoning:

M-1

Location:

2420 and 2400 Block of Meadowbrook Parkway

Map Numbers:

R7117 070 and 104

Acreage:

8.19

Square Footage:

33,044

Proposed Development:

Special Events Facility

Additional Request:

Variance

Commission District:

(1) Carden

Department Recommendation:

APPROVAL WITH CONDITIONS

{Action: Approval with Conditions; Motion: Harkness; Second: Nicolosi; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}

2. Case Number: **CIC2026-00003**
Applicant: SMC Ministry, Inc.
c/o Andersen, Tate & Carr, P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning: M-1
Location: 6745 Sugarloaf Parkway
Map Number: R7157 095
Acreage: 6.88
Square Footage: 30,863
Proposed Development: Place of Worship
Commission District: (1) Carden
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Nicolosi; Second: Harkness; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}
3. Case Number: **REZ2026-00004**
Applicant: InLine Communities, LLC
Contact: Brian Ehram
Phone Number: 513.687.0752
Zoning Change: R-100 to OSC
Location: 1120, 1150, and 1156 Old Loganville Road
Map Numbers: R5097 005, 006, and 007
Acreage: 25.40
Units: 56
Proposed Development: Single-Family Detached Subdivision
Additional Requests: Variance and Waiver
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions; Motion: Archer; Second: Fellows ; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Out of Room; Brockway-Yes; Haggard-Yes}
4. Case Number: **REZ2026-00006**
Applicant: Ashton Atlanta Residential, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: RA-200 and R-100 to OSC
Location: 2445, 2481, 2400 Block of Luke Edwards Road,
and the 2100 Block of Glen Hope Road
Map Numbers: R5283 003, 012, 016 (portion),
and R5262 002 (portion)
Acreage: 79.40
Units: 148
Proposed Development: Single-Family Detached Subdivision
Additional Request: Waiver
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
{Action: Denial; Motion: Archer; Second: Fellows ; Vote: 8-1: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-No; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

5. Case Number: **REZ2026-00009**
Applicant: George Rendon
Contact: George Rendon
Phone Number: 770.597.3380
Zoning Change: R-75 to O-I
Location: 135 Huff Drive
Map Number: R5019 005
Acreage: 0.75
Square Footage: 3,942
Proposed Development: Business Offices
Additional Requests: Variances
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial; 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. **REZ2026-00010** **WITHDRAWN**

7. Case Number: **REZ2026-00012**
Applicant: David Pearson Communities, Inc
c/o Andersen, Tate & Carr, P.C.
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning Change: R-100 to R-75
Location: 4145 Smith Road
Map Number: R5097 002A (portion)
Acreage: 3.66
Units: 10
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **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}

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment

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