



Planning Commission Public Hearing Agenda

Tuesday, April 14, 2026 at 7:00pm

75 Langley Drive, Lawrenceville, Georgia 30046

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes:
 - March 3, 2026
- E. Announcements
- F. New Business

1. Case Number: **REZ2026-00007**
 Applicant: Sullins Engineering
 Contact: Jakob Sullins
 Phone Number: 706.773.3849
 Zoning Change: C-2 to M-1
 Location: 833 Hurricane Shoals Road
 Map Number: R5208 004
 Acreage: 3.01
 Square Footage: 41,000
 Proposed Development: Warehouse
 Additional Requests: Variances
 Commission District: (4) Holtkamp
 Department Recommendation: **APPROVAL WITH CONDITIONS**

2. Case Number: **REZ2026-00011**
 Applicant: Jupiter Development, Inc.
 Contact: c/o Mahaffey Pickens Tucker, LLP
 Contact: Gabrielle Schaller
 Phone Number: 770.232.0000
 Zoning Change: HRR to C-2
 Location: 4400 Satellite Boulevard
 Map Number: R6210 034
 Acreage: 2.04
 Square Footage: 24,841
 Proposed Development: Shopping Center
 Commission District: (1) Carden
 Department Recommendation: **APPROVAL WITH CONDITIONS**

3. Case Number: **REZ2026-00013**
Applicant: DP2 Holdings, LLC
Contact: Jakob Sullins
Phone Number: 706.773.3849
Zoning Change: RA-200 to R-100
Location: 1790 Whitley Road
Map Number: R5358 001
Acreage: 13.14
Units: 6
Proposed Development: Single-Family Detached Subdivision
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **REZ2026-00015**
Applicant: One Street Residential, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: C-2 to R-IF
Location: 3175 Loganville Highway
Map Number: R5157 341
Acreage: 16.78
Units: 139
Proposed Development: Mixed-Residential Development (Age-Restricted)
Additional Requests: Variances
Commission District: (3) Watkins
Department Recommendation: **APPROVAL WITH CONDITIONS**
5. Case Number: **REZ2026-00016**
Applicant: Simes Signature Properties, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: RA-200 to OSC
Location: 2538 and 2570 Kilgore Road
Map Numbers: R7184 005 and 014
Acreage: 30.28
Units: 75
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

6. Case Number:	REZ2026-00017
Applicant:	Balsam Green, LLC c/o Mahaffey Pickens Tucker, LLP
Contact:	Shane Lanham
Phone Number:	770.232.0000
Zoning Change:	RA-200 to MRR
Location:	2730 McGinnis Ferry Road
Map Number:	R7152 002
Acreage:	6.45
Units:	174
Proposed Development:	Apartments
Additional Requests:	Variance and Waiver
Commission District:	(4) Holtkamp
Department Recommendation:	APPROVAL WITH CONDITIONS

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment