

**Planning Commission Public Hearing Agenda****Tuesday, April 14, 2026, at 7:00pm**

75 Langley Drive, Lawrenceville, Georgia 30046

**Present:** Jamin Harkness, Anthony Crotser, Pinkie Farver, Ben Archer, Katrina Fellows, Buzz Brockway, Chris Franklin

**Absent:** Nick Nicolosi and Scott Haggard

- 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-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}
- D. Approval of Minutes:
  - March 3, 2026  
{Action: Approved; Motion: Brockway; Second: Harkness; Vote: 7-0: Harkness-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}
- 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**  
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway ; Vote: 7-0: Harkness-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

2. Case Number: **REZ2026-00011**  
Applicant: Jupiter Development, Inc.  
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**  
{Action: Approval with Conditions; Motion: Harkness; Second: Archer; Vote: 7-0: Harkness-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}
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**  
{Action: Approval with Conditions; Motion: Fellows; Second: Archer; Vote: 7-0: Harkness-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}
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**  
{Action: Approval with Conditions; Motion: Fellows; Second: Harkness; Vote: 7-0: Harkness-Yes; Nicolosi-Absent; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

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

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

G. Audience Comments

H. Committee Reports

I. Comments By Staff and Planning Commission

J. Adjournment

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