

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}