

Planning Commission Public Hearing Agenda**Tuesday, May 5, 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, Chris Franklin, 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: Crotser; Second: Archer; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- D. Approval of Minutes:
 - April 14, 2026
{Action: Approved; Motion: Brockway; Second: Franklin; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
- E. Announcements
- F. New Business
 - 1. Case Number: **SUP2026-00007**
Applicant: Mitchell Stephens Company, LLC
Contact: Tonya Woods
Phone Number: 678.730.1874
Zoning: M-1
Location: 821 Petty Road
Map Number: R7013 100
Acreage: 7.19
Square Footage: 9,600
Proposed Development: Contractor Office with Outdoor Storage
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions ; Motion: Franklin; Second: Brockway; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

2. Case Number: **REZ2026-00008**
Applicant: MBC Developers, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Gabrielle Schaller
Phone Number: 770.232.0000
Zoning Change: RA-200 to R-TH
Location: 3724, 3754, 3774, and 3784 Ridge Road
Map Numbers: R1004 015, 015A, 154, and 219
Acreage: 11.59
Units: 59
Proposed Development: Townhouse and Single-Family Detached Subdivision
Additional Requests: Variances
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denial; Motion: Brockway; Second: Franklin; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
3. Case Number: **REZ2026-00018**
Applicant: Morosan Homes, LLC
c/o LJA Engineering
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 to R-100
Location: 3080 Wallace Road
Map Number: R7181 023
Acreage: 7.99
Units: 7
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions ; Motion: Franklin; Second: Brockway; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}
4. Case Number: **REZ2026-00020**
Applicant: Sale Creek, LLC
c/o LJA Engineering
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 and R-100 to R-100
Location: 1662 Hannah Road
Map Number: R7062 103
Acreage: 4.80
Units: 6
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Approval with Conditions ; Motion: Brockway; Second: Franklin; Vote: 9-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Yes}

5. Case Number: **REZ2026-00021**
Applicant: CKK Development Services
Contact: Andy Lunsford
Phone Number: 678.314.0466
Zoning Change: R-100 to R-TH
Location: 3490 and 3502 Lake Carlton Road
Map Numbers: R5126 036 and R5127 001
Acreage: 8.10
Units: 59
Proposed Development: Townhouses
Additional Requests: Variances
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}