



**Planning Commission Public Hearing Agenda  
Tuesday, June 2, 2026 at 7:00pm**

**Revised 5/28/2026**

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:
  - May 5, 2026

E. Announcements

F. New Business

- |   |   |
|---|---|
| <p>1. Case Number:</p> <p>Applicant:</p> <p>Contact:</p> <p>Phone Number:</p> <p>Zoning:</p> <p>Location:</p> <p>Map Number:</p> <p>Acreage:</p> <p>Units:</p> <p>Proposed Development:</p> <p>Commission District:</p> <p>Department Recommendation:</p> | <p><b>CIC2026-00005</b></p> <p>Lake Carlton Home Builders, Inc.<br/>c/o Mahaffey Pickens Tucker, LLP<br/>Shane Lanham<br/>770.232.0000<br/>R-TH<br/>3300 Block of Lake Carlton Road,<br/>670-680 Block of Midway Road,<br/>3400 Block of Palmer Drive, 3500 Block of<br/>Precision Court, and 3500 Prism Court<br/>R5126 173, 184, 442-447, 480-537, and 537A-537E<br/>9.44<br/>63<br/>Townhouses<br/>(3) Watkins<br/><b>DENIAL</b></p> |
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2. **REZ2026-00019** **(WITHDRAWN BY APPLICANT)**  
Applicant: ~~\_\_\_\_\_~~ Middleburg Communities, LLC  
~~\_\_\_\_\_~~ c/o Mahaffey Pickens Tucker, LLP  
Contact: ~~\_\_\_\_\_~~ Shane Lanham  
Phone Number: ~~\_\_\_\_\_~~ 770.232.0000  
Zoning Change: ~~\_\_\_\_\_~~ M-1 and C-2 to R-1F  
Location: ~~\_\_\_\_\_~~ 4417 and 4421 Stone Mountain Highway  
Map Numbers: ~~\_\_\_\_\_~~ R6064 020 and 072  
Acreage: ~~\_\_\_\_\_~~ 29.03  
Units: ~~\_\_\_\_\_~~ 280  
Proposed Development: ~~\_\_\_\_\_~~ Mixed-Residential Development  
Additional Requests: ~~\_\_\_\_\_~~ Variances  
Commission District: ~~\_\_\_\_\_~~ (2) Ku  
Department Recommendation: ~~\_\_\_\_\_~~ **DENIAL**
3. Case Number: **REZ2026-00022**  
Applicant: Ashton Atlanta Residential, LLC  
c/o Wilson Brock & Irby, LLC  
Contact: Harold Buckley  
Phone Number: 770.803.3707  
Zoning Change: RA-200 and R-100 to OSC  
Location: 3379 and 3409 Camp Branch Road  
Map Number: R7183 004 and 039  
Acreage: 33.19  
Units: 83  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variance  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
4. Case Number: **REZ2026-00023**  
Applicant: Peach State Family Homes, Inc.  
Contact: Bret Muetzelfeld  
Phone Number: 678.665.1266  
Zoning Change: RA-200 to R-100  
Location: 2876 Old Peachtree Road  
Map Number: R7022 022  
Acreage: 1.64  
Units: 2  
Proposed Development: Single-Family Detached Subdivision  
Additional Request: Variance  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **REZ2026-00025**  
Applicant: BDJ Consulting, LLC  
c/o Gaskins + LeCraw  
Contact: Dani Blumenthal  
Phone Number: 215.816.9336  
Zoning Change: R-100 to R-TH  
Location: 1494 Plunketts Road  
Map Number: R7188 004  
Acreage: 3.46  
Units: 32  
Proposed Development: Townhouses  
Commission District: (4) Holtkamp  
Department Recommendation: **APPROVAL WITH CONDITIONS**
6. Case Number: **REZ2026-00026**  
Applicant: Greater Atlanta Christian School, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning Change: M-1, C-2, RM, R-75, and RA-200 to O-I  
Location: 1500-1575 Indian Trail-Lilburn Road,  
1383-1438 Sugarwood Lane,  
1500 Block of Country Downs Drive, and  
5100 Block of Oakbrook Parkway  
Map Number: R6186 046 and 091, R6187 299-318, R6198 001,  
015, and 057  
Acreage: 100.25  
Square Footage: 644,444  
Proposed Development: Private School  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**
7. Case Number: **SUP2026-00008**  
Applicant: Greater Atlanta Christian School, Inc.  
c/o Mahaffey Pickens Tucker, LLP  
Contact: Gabrielle Schaller  
Phone Number: 770.232.0000  
Zoning: O-I  
Location: 1525-1575 Indian Trail-Lilburn Road,  
1383-1438 Sugarwood Lane,  
1500 Block of Country Downs Drive, and  
5100 Block of Oakbrook Parkway  
Map Number: R6186 091, R6187 299-318, R6198 001,  
015, and 057  
Acreage: 96.73  
Square Footage: 593,214  
Proposed Development: Private School  
Commission District: (2) Ku  
Department Recommendation: **APPROVAL WITH CONDITIONS**

G. Audience Comments

H. Committee Reports

- Development Advisory Committee Appointment

I. Comments By Staff and Planning Commission

J. Adjournment