

**Planning Commission Public Hearing Agenda****Tuesday, June 2, 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

**Absent:** 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: Brockway; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

- D. Approval of Minutes:

- May 5, 2026

{Action: Approved; Motion: Brockway; Second: Fellows; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

- E. Announcements
- F. New Business

- 1. Case Number:

**CIC2026-00005**

Applicant:

Lake Carlton Home Builders, Inc.  
c/o Mahaffey Pickens Tucker, LLP

Contact:

Shane Lanham

Phone Number:

770.232.0000

Zoning:

R-TH

Location:

3300 Block of Lake Carlton Road,  
670-680 Block of Midway Road,  
3400 Block of Palmer Drive, 3500 Block of  
Precision Court, and 3500 Prism Court  
R5126 173, 184, 442-447, 480-537, and 537A-537E

Map Number:

Acreage:

9.44

Units:

63

Proposed Development:

Townhouses

Commission District:

(3) Watkins

Department Recommendation:

**DENIAL**

{Action: Approval with Conditions; Motion: Archer; Second: Fellows; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

2. Case Number: **REZ2026-00019 (WITHDRAWN BY APPLICANT)**  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-IF  
Location: 4417 and 4421 Stone Mountain Highway  
Map Number: 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**  
{Action: Denial; Motion: Brockway; Second: Franklin; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

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**  
{Action: Approval with Conditions; Motion: Franklin; Second: Brockway; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

5. Case Number: **REZ2026-00025(PUBLIC HEARING HELD 6/2/2026)**  
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**  
{Action: Tabled to July 8, 2026; Motion: Brockway; Second: Franklin; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}
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**  
{Action: Approval with Conditions; Motion: Farver; Second: Crotser; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes; Haggard-Absent}

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-1  
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**  
{Action: Approval with Conditions; Motion: Farver; Second: Crotser; Vote: 8-0: Harkness-  
Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes;  
Brockway-Yes; Haggard-Absent}

G. Audience Comments

H. Committee Reports – Development Advisory Committee Appointment

{Action: Nominate Jamin Harkness as the Planning Commission representative for the  
Development Advisory Committee; Motion: Nicolosi; Second: Archer; Vote: 8-0: Harkness-  
Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes;  
Brockway-Yes; Haggard-Absent}

I. Comments By Staff and Planning Commission

J. Adjournment

{Action: Approved; Motion: Archer; Second: Nicolosi; Vote: 8-0: Harkness-Yes; Nicolosi-  
Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Fellows-Yes; Franklin-Yes; Brockway-Yes;  
Haggard-Absent}