



Planning Commission Public Hearing Agenda

Wednesday, July 8, 2026, at 7:00pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order
- B. Moment of Silence, Pledge to Flag
- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
- E. Approval of Minutes

- June 2, 2026

- F. Announcements
- G. Old Business

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|----------------------------|---|
| 1. 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 |

H. New Business

2. Case Number: **SUP2026-00009**
Applicant: Joel Martinez
Contact: Joel Martinez
Phone Number: 404.987.7516
Zoning: M-2
Location: 1370 Hillcrest Road
Map Number: R6186 088
Acreage: 0.51
Proposed Development: Towing Service Establishment
Additional Request: Variance
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
3. Case Number: **CIC2026-00006**
Applicant: Lake Carlton Home Builders, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: R-TH
Location: 3245, 3247, 3249, 3251, 3253, 3255, 3291, 3293,
3295, 3297, 3299, and 3301 Lake Carlton Road
Map Number: R5126 448-453, 466-471
Acreage: 0.36
Units: 12
Proposed Development: Townhouses
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
4. Case Number: **REZ2026-00027**
Applicant: Vlad Bercovich Real Estate & Development, LLC
c/o LJA Engineering, Inc.
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning Change: RA-200 to R-100
Location: 2448 Braselton Highway
Map Number: R3001 024
Acreage: 1.44
Units: 2
Proposed Development: Single-Family Detached Subdivision
Commission District: (4) Holtkamp
Department Recommendation: **APPROVAL WITH CONDITIONS**

5. Case Number: **REZ2026-00029**
Applicant: W.P. South Acquisitions, LLC
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-100 and C-2 to LRR
Location: 1160 and the 1150 Block of Athens Highway and
1162 Cooper Road
Map Numbers: R5101 001, 069, and 071
Acreage: 20.97
Units: 312
Proposed Development: Apartments
Additional Request: Variance
Commission District: (3) Watkins
Department Recommendation: **DENIAL**
6. Case Number: **REZ2026-00030**
Applicant: Corridor Development, Inc.
c/o Mahaffey Pickens Tucker, LLP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning Change: R-75 to R-IF
Location: 26, 46, 56, 76, and 86 Jordan Drive; 102 Gloster Road
2613, 2643, 2653, 2663 and 2600 Block of Bagwell
Way
Map Numbers: R5018 050 (portion), 051, 052, 052A, 053, 183,
184, 215, 246, 248, 252, and 256
Acreage: 17.77
Units: 136
Proposed Development: Townhouse and Single-Family Detached Subdivision
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
- I. Other Business – Election of Officers
- J. Audience Comments
- K. Committee Reports
- L. Comments By Staff and Planning Commission
- M. Adjournment