
Planning Commission Public Hearing Agenda**Wednesday, July 8, 2026, at 7:00pm**Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Jamin Harkness, Nick Nicolosi, Anthony Crotser, Pinkie Farver, Ben Archer, Nikki Withrow, Buzz Brockway, Chris Franklin

- A. Call To Order
- B. Moment of Silence, Pledge to Flag
- C. Opening Remarks by Chairman and Rules of Order
- D. Approval of Agenda
{Action: Approved; Motion: Harkness Second: Archer; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}
- E. Approval of Minutes
 - June 2, 2026
{Action: Approved; Motion: Archer Second: Farver; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}
- F. Announcements
- G. Old Business
- 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**
{Action: Approved with Conditions; Motion: Brockway Second: Franklin; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}

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**
{Action: Approved with Conditions; Motion: Farver Second: Crotser; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}
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**
{Action: Approved with Conditions; Motion: Archer Second: Withrow; Vote: 8-0: Harkness-No; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}
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**
{Action: Approved with Conditions; Motion: Franklin Second: Brockway; Vote: 7-1: Harkness-No; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withrow-Yes; Brockway-Yes; Franklin-Yes}

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**
{Action: Denied; Motion: Archer Second: Withdraw; Vote: 7-1: Harkness-No;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withdraw-Yes; Brockway-Yes; Franklin-Yes}
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: Townhouses and Single-Family Detached Subdivision
Commission District: (2) Ku
Department Recommendation: **APPROVAL WITH CONDITIONS**
{Action: Denied; Motion: Crotser Second: Farver; Vote: 8-0: Harkness-Yes;
Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes; Withdraw-Yes; Brockway-Yes; Franklin-Yes}
- I. Other Business – Election of Officers
- a. Nomination – Chairman of the Planning Commission Adjournment
{Action: Nomination for Anthony Crotser as Chairman for Planning Commission; Motion: Nicolosi
Second: Harkness; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes;
Withdraw-Yes; Brockway-Yes; Franklin-Yes}
- b. Nomination – Vice Chairman of the Planning Commission
{Action: Nomination for Pinkie Farver as Vice Chairman for Planning Commission; Motion: Archer
Second: Crotser; Vote: 8-0: Harkness-Yes; Nicolosi-Yes; Crotser-Yes; Farver-Yes; Archer-Yes;
Withdraw-Yes; Brockway-Yes; Franklin-Yes}

J. Audience Comments

K. Committee Reports

L. Comments By Staff and Planning Commission

M. Adjournment

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