



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: PLANNING COMMISSION, JUNE 1, 2026

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: RZM2026-00005 & SUP2026-00005; Manoj Patel; 3140 Sugarloaf Parkway

Department: Planning and Development

Date of Meeting: Monday, June 1, 2026

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Rezone Property from BG (General Business) to RM-8 (Townhouse Residential)

**Planning &
Development
Recommendation:** Denial

**Planning
Commission
Recommendation:**

Summary: The applicant requests the rezoning of an approximately 1.28-acre property located at 3140 Sugarloaf Parkway (Parcel ID Number: 5085 692) from BG (General Business District) to RM-8 (Townhouse Residential District) to develop six (6) townhouse dwelling units at a density of approximately five (5) Units Per Acre (UPA). The applicant also requests a Special Use Permit to allow front-entry townhouse units for the proposed development. The subject property is located along the eastern right-of-way of Johnson Road, south of its intersection with Sugarloaf Parkway.

Attachments/Exhibits:

- RZM2026-00005 SUP2026-00005_ATTCH_05192026