

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

MUNICIPAL-GWINNETT COUNTY PLANNING COMMISSION

PUBLIC HEARING AGENDA

GWINNETT JUSTICE AND ADMINISTRATION CENTER WEDNESDAY, APRIL 13, 2016 AT 7:00 P.M.

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL THE FACILITIES MANAGEMENT DIVISION AT 770.822.8015.

- A. **CALL TO ORDER, INVOCATION, PLEDGE TO FLAG**
- B. **OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER**
- C. **APPROVAL OF AGENDA**
- D. **APPROVAL OF MINUTES (MARCH 2, 2016 AND MARCH 22, 2016 MEETINGS)**
- E. **ANNOUNCEMENTS**
- F. **ALTERNATE ARCHITECTURAL DESIGN**
 1. NEXTRAN ATLANTA, 1735 BRECKINRIDGE PLAZA, PARCEL 7076 019, ZONED M-2 - PLANNING COMMISSION REVIEW OF ALTERNATE BUILDING ELEVATIONS FROM ARCHITECTURAL DESIGN STANDARDS COLOR AND FINISH (UDO APPENDIX SECTION I, SECTION 9.0.0 THROUGH AUTHORIZATION BY UDO APPENDIX SECTION I, SECTION 3.0.0 DIRECTOR'S REVIEW). **DISTRICT (I) BROOKS**
 2. CULVER'S, 2900 BLOCK OF BUFORD DRIVE, PARCEL 7146 047, ZONED C-2 - PLANNING COMMISSION REVIEW OF ALTERNATE BUILDING ELEVATIONS FROM ARCHITECTURAL DESIGN STANDARDS COLOR AND FINISH (UDO APPENDIX SECTION I, SECTION 9.0.0 THROUGH AUTHORIZATION BY UDO APPENDIX SECTION I, SECTION 3.0.0 DIRECTOR'S REVIEW). **DISTRICT (I) BROOKS**

G. OLD BUSINESS

1. CASE NUMBER :**RZR2015-00019**
APPLICANT :EMBRY GROUP, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :C-2, O-I, RMD & R-100 TO TND
LOCATION :2000 BLOCK OF PUCKETTS DRIVE
MAP NUMBERS :R6062 016D, 017B & 154
ACREAGE :27.90 ACRES
UNITS :80 SINGLE-FAMILY DETACHED HOMES
:30 ATTACHED TOWNHOMES
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT
(REDUCTION IN BUFFERS)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

2. CASE NUMBER :**SUP2015-00026**
APPLICANT :DEVELOPMENT PLANNING & ENGINEERING
CONTACT :TONYA WOODS
PHONE NUMBER :770.271.2868
ZONING :C-2 & M-1
LOCATION :1600 BLOCK OF BOGGS ROAD
:2500 BLOCK OF BRECKINRIDGE BOULEVARD
MAP NUMBERS :R7076 002 & 029
ACREAGE :5.11 ACRES
PROPOSED DEVELOPMENT :HEAVY TRUCK AND TRAILER STORAGE LOT
(REDUCTION IN BUFFERS)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**

3. CASE NUMBER :**RZC2016-00007**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :M-1 & R-100 TO O-1
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE
MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT
LIVING)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**SUP2016-00017**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :O-1 (PROPOSED)
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE
MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT
LIVING)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**SUP2016-00021**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :O-1 (PROPOSED)
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE
MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :HEIGHT INCREASE TO FOUR STORIES
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**RZR2016-00004**
APPLICANT :TAYLOR MORRISON OF GEORGIA, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-75 TO TND
LOCATION :2800 BLOCK OF WOODRUFF DRIVE
MAP NUMBER :R6261 039
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

7. CASE NUMBER :**CIC2016-00008**
APPLICANT :TAYLOR MORRISON OF GEORGIA, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :C-2
LOCATION :2800-2900 BLOCK OF PLEASANT HILL ROAD
:3700 BLOCK OF WOODBERRY DRIVE
:2800-2900BLOCK OFD PINEVIEW STREET
:3600-3700 BLOCK OF SUNSET STREET
:2800-2900 BLOCK OF WOODSTAR COURT
:2800 BLOCK OF WOODRUFF DRIVE
MAP NUMBERS :R6261 001, 001A, 001B, 006, 008, 012, 037, 039, 040 &
R6261A023, 024, 025A, 026, 030, 034, 038, 042, 066,
078, 084, 086
ACREAGE :24.40 ACRES
UNITS :64 DETACHED HOMES
:88 TOWNHOMES
SQUARE FEET :20,000 SQUARE FEET (RETAIL)
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REVISE LAYOUT
AND INCREASE DENSITY
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
8. CASE NUMBER :**CIC2016-00006**
(**PUBLIC HEARING HELD 3-2-16**)
APPLICANT :QUIKTRIP CORPORATION
CONTACT :JESSICA GLAVAS
PHONE NUMBER :918.615.7804
ZONING CHANGE :C-2
LOCATION :2500 BLOCK OF SATELLITE BOULEVARD
:2000 BLOCK OF BOGGS ROAD
MAP NUMBER :R7079 025
ACREAGE :2.26 ACRES
SQUARE FEET :5,773 SQUARE FEET
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALTER LANDSCAPE
STRIP, LIGHTING, ARCHITECTURAL TREATMENTS,
SIGNAGE AND PARKING SPACE REQUIREMENTS
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

9. CASE NUMBER :**CIC2016-00010**
APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-ZT
LOCATION :2200 BLOCK OF CEDARS ROAD
:1100-1200 BLOCK OF PROGRESS INDUSTRIAL
BLVD.
:900 BLOCK OF PROGRESS COURT
MAP NUMBERS :R7015 097, 111, 112, 114 THRU 143 & 145 THRU 156
ACREAGE :19.57 ACRES
UNITS :94 UNITS
PROPOSAL :CHANGE IN CONDITIONS TO MODIFY FOUR-
SIDED BRICK, STACKED STONE OR STUCCO
REQUIREMENT
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**

10. CASE NUMBER :**CIC2016-00011**
(**PUBLIC HEARING HELD 3-2-16**)
APPLICANT :GC-RELIANT HOMES, LLC
CONTACT :JOE GOODMAN
PHONE NUMBER :770.883.5609
ZONING CHANGE :R-100 MODIFIED
LOCATION :2600 BLOCK OF BERRY HALL ROAD
MAP NUMBERS :R5344 015 & 083 THRU 154
ACREAGE :60.15 ACRES
UNITS :125 UNITS
PROPOSAL :CHANGE IN CONDITIONS OF ZONING TO
REVISE ARCHITECTURAL REQUIREMENTS AND
REDUCE SETBACKS AND BUFFERS
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

H. **NEW BUSINESS**

I. CASE NUMBER :**RZC2016-00009**
APPLICANT :RINGO ABERNATHY
CONTACT :GUY ABERNATHY
PHONE NUMBER :770.231.9013
ZONING CHANGE :R-100 TO C-1
LOCATION :800 BLOCK OF BETHESDA SCHOOL ROAD
:2500-2600 BLOCK OF CRUSE ROAD
MAP NUMBERS :R7002 015A, 116 & 117
ACREAGE :1.47 ACRES
SQUARE FEET :6,600 SQUARE FEET
PROPOSED DEVELOPMENT :COMMERCIAL/RETAIL (REDUCTION IN BUFFERS)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**SUP2016-00022**
APPLICANT :RINGO ABERNATHY
CONTACT :GUY ABERNATHY
PHONE NUMBER :770.231.9013
ZONING :C-1 (PROPOSED)
LOCATION :800 BLOCK OF BETHESDA SCHOOL ROAD
:2500-2600 BLOCK OF CRUSE ROAD

MAP NUMBERS :R7002 015A, 116 & 117
ACREAGE :1.47 ACRES
SQUARE FEET :6,600 SQUARE FEET
PROPOSED DEVELOPMENT :RESTAURANT (DRIVE-THRU FAST FOOD)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
3. CASE NUMBER :**RZC2016-00010**
APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :RA-200 TO C-2
LOCATION :2700 BLOCK OF MCGINNIS FERRY ROAD
:200 BLOCK OF OLD PEACHTREE ROAD

MAP NUMBER :R7152 003
ACREAGE :2.31 ACRES
SQUARE FEET :19,114 SQUARE FEET
PROPOSED DEVELOPMENT :CONVENIENCE STORE WITH FUEL PUMPS
(REDUCTION IN BUFFERS)

COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**RZR2016-00005**
APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-100 TO R-TH
LOCATION :500 BLOCK OF PADEN DRIVE
:2600 BLOCK OF TITON WAY

MAP NUMBER :R5017 009
ACREAGE :22.46 ACRES
UNITS :107 UNITS
PROPOSED DEVELOPMENT :TOWNHOMES
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**

5. CASE NUMBER :**RZR2016-00006**
APPLICANT :CMH PARKS, INC. (DBA CHAFIN BUILDERS)
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-100 TO R-60
LOCATION :1800 BLOCK OF HIGHPOINT ROAD
:1800 BLOCK OF MCGEE ROAD

MAP NUMBER :R6068 008
ACREAGE :7.4 ACRES
UNITS :24 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**CIC2016-00012**
APPLICANT :DKT MANAGEMENT, LLLP
CONTACT :MARIAN ADEIMY
PHONE NUMBER :678.518.6855
ZONING CHANGE :M-2
LOCATION :1400-1500 BLOCK OF HERRINGTON ROAD
:1300-1400 BLOCK OF OAKLAND ROAD

MAP NUMBER :R7042 254
ACREAGE :10.50 ACRES
SQUARE FEET :17,000 SQUARE FEET
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REVISE M-2
USE RESTRICTIONS

COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**SUP2016-00023**
APPLICANT :ELITE AUTO COLLISION
CONTACT :SHANE STEELE
PHONE NUMBER :678.634.3666
ZONING :M-1
LOCATION :4300 BLOCK OF SHACKLEFORD ROAD
:4300 BLOCK OF PARK DRIVE

MAP NUMBER :R6201 014
ACREAGE :3.77 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE BODY REPAIR SHOP
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**

8. CASE NUMBER :**SUP2016-00024**
APPLICANT :TIM LEE
CONTACT :MICHAEL LOBER
PHONE NUMBER :678.461.9800
ZONING :C-2
LOCATION :2000-2100 BLOCK OF PLEASANT HILL ROAD
:3600 BLOCK OF SATELLITE BOULEVARD
MAP NUMBERS :R6208 008 & R6231 089
ACREAGE :29.93 ACRES
SQUARE FEET :3,993 SQUARE FEET
PROPOSED DEVELOPMENT :FIREWORKS SALES
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
9. CASE NUMBER :**SUP2016-00026**
APPLICANT :OMRAN "SAM" HABIB
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING :C-2
LOCATION :5800 BLOCK OF LAWRENCEVILLE HIGHWAY
:200-300 BLOCK OF KENVILLA DRIVE
MAP NUMBER :R6138 473
ACREAGE :4.16 ACRES
SQUARE FEET :15,000 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE SALES AND RELATED SERVICE
(REDUCTION IN BUFFERS FROM 75 FEET TO 25 FEET)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**
10. CASE NUMBER :**BRD2016-00002**
APPLICANT :QUIKTRIP CORPORATION
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :C-2
LOCATION :2000 BLOCK OF BEAVER RUIN ROAD
:2000 BLOCK OF INDIAN TRAIL LILBURN ROAD
MAP NUMBER :R6212 036
ACREAGE :1.91 ACRES
PROPOSED DEVELOPMENT :BUFFER REDUCTION FROM 75 FEET TO 0 FEET
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- I. **UNIFIED DEVELOPMENT ORDINANCE AMENDMENT
(PUBLIC HEARING HELD 3-2-16)**

UDO2016-00002 - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY, TITLE 2: LAND USE AND ZONING, AND THE APPENDIX, TO CREATE A NEW OVERLAY ZONING DISTRICT TO BE ENTITLED: VENTURE DRIVE REDEVELOPMENT OVERLAY DISTRICT, TO REVISE EXISTING SECTIONS OF THE ORDINANCE TO ACCOMMODATE THE NEW OVERLAY DISTRICT, AND TO ADOPT THE OFFICIAL VENTURE DRIVE REDEVELOPMENT OVERLAY DISTRICT MAP.

**J. AMEND OFFICIAL ZONING MAP INCORPORATING VENTURE DRIVE OVERLAY
(PUBLIC HEARING HELD 3-2-16)**

GWINNETT COUNTY SEEKS TO AMEND ITS OFFICIAL ZONING MAP TO REFLECT THE GEOGRAPHIC BOUNDARIES OF THE VENTURE DRIVE REDEVELOPMENT OVERLAY ZONING DISTRICT, APPLYING THE OVERLAY ZONING TO PROPERTIES BOUNDED BY PLEASANT HILL ROAD, SATELLITE BOULEVARD, STEVE REYNOLDS BOULEVARD AND INTERSTATE 85. THESE PROPERTIES ARE PRESENTLY ZONED C-2, O-I AND RM-24. EACH AFFECTED PARCEL WILL BE REZONED TO RETAIN ITS PRESENT ZONING CLASSIFICATION, PLUS THE ADDITION OF THE REDEVELOPMENT OVERLAY DISTRICT DESIGNATION. **DISTRICT (I) BROOKS**

K. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

UDO2016-00003- AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 1: ADMINISTRATION AND TITLE 2: LAND USE AND ZONING TO PROVIDE NEW OR REVISED REQUIREMENTS FOR DONATION DROP BOXES.

L. AUDIENCE COMMENTS

M. COMMITTEE REPORTS

N. COMMENTS BY STAFF AND PLANNING COMMISSION

O. ADJOURNMENT