



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, MARCH 7, 2017 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

PC Action: Approved		Vote: 9-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Yes	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- D. APPROVAL OF MINUTES (FEBRUARY 7, 2017 MEETING)

PC Action: Approved		Vote: 9-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Yes	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- E. ANNOUNCEMENTS

- F. OLD BUSINESS

- I. CASE NUMBER :**RZM2017-00001 (PUBLIC HEARING HELD)**
- APPLICANT :FIELDSTONE HOMES
- CONTACT :ERIC JOHANSEN, RLA
- PHONE NUMBER :678.571.4843
- ZONING CHANGE :R-100 TO R-TH
- LOCATION :1500-1600 BLOCKS OF BUFORD DRIVE
- MAP NUMBERS :R7065 008 & 007
- ACREAGE :18.06 ACRES
- UNITS :140 UNITS
- PROPOSED DEVELOPMENT :TOWNHOMES (BUFFER REDUCTION)
- COMMISSION DISTRICT :(4) HEARD
- DEPARTMENT RECOMMENDATION :**APPROVAL AS R-75 WITH CONDITIONS**
- PC Action: Approval with Conditions** **Vote: 7-2**
- Hastings Yes Mitchell Yes

Houser Yes
Warbington No
Dixon Yes (Motion)
Still No

Zaman Yes
Tullis Yes
Crowe Yes (Second)

2. CASE NUMBER :**CIC2017-00002 (PUBLIC HEARING HELD)**
APPLICANT :ANGEL AMARO
CONTACT :GEORGE AWUKU
PHONE NUMBER :404.597.6745
ZONING :R-75
LOCATION :2900 BLOCK OF DULUTH HIGHWAY
MAP NUMBER :R6263 003A
ACREAGE :8.55 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING (BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Denial
Vote: 9-0
Hastings Yes (Motion)
Houser Yes
Warbington Yes
Dixon Yes
Still Yes
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

3. CASE NUMBER :**SUP2017-00001**
APPLICANT :LAWRENCEVILLE RENTALS, INC.
CONTACT :ROBERT JACKSON WILSON
PHONE NUMBER :770.962.9780
ZONING :C-2
LOCATION :1000 BLOCK OF DULUTH HIGHWAY
:2100 BLOCK OF RIVERSIDE PARKWAY
:900-1000 BLOCKS OF LAKES PARKWAY
MAP NUMBER :R7033 107
ACREAGE :22.97 ACRES
SQUARE FEET :1,200 SQUARE FEET
PROPOSED DEVELOPMENT :TRUCK RENTAL
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions
Vote: 9-0
Hastings Yes (Second)
Houser Yes
Warbington Yes
Dixon Yes
Still Yes
Mitchell Yes (Motion)
Zaman Yes
Tullis Yes
Crowe Yes

4. CASE NUMBER :**RZC2017-00006 (PUBLIC HEARING HELD)**
APPLICANT :PEACHTREE HOTEL GROUP, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-100 TO C-2
LOCATION :1700 BLOCK OF NORTH BROWN ROAD
MAP NUMBER :R7114 175
ACREAGE :4.43 ACRES
SQUARE FEET :76,299 SQUARE FEET

PROPOSED DEVELOPMENT :HOTEL (BUFFER REDUCTION)
COMMISSION DISTRICT :(I) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

5. CASE NUMBER :**RZM2017-00002 (PUBLIC HEARING HELD)**
APPLICANT :NDI DEVELOPMENT, LLC
CONTACT :MARIAN ADEIMY
PHONE NUMBER :678.518.6855
ZONING CHANGE :C-2 TO R-TH
LOCATION :4500 BLOCK OF SATELLITE BOULEVARD
MAP NUMBERS :R6211 224 & 225
ACREAGE :4.49 ACRES
UNITS :35 UNITS
PROPOSED DEVELOPMENT :TOWNHOMES
COMMISSION DISTRICT :(I) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

6. CASE NUMBER :**SUP2017-00006**
APPLICANT :ALEX TSYNMAN
CONTACT :ALEX TSYNMAN
PHONE NUMBER :678.458.4834
ZONING :M-1
LOCATION :4200 BLOCK OF STEVE REYNOLDS BOULEVARD
:1500 BLOCK OF BEAVER RUIN ROAD
MAP NUMBERS :R6184 266 & R6201 007A
ACREAGE :10.19 ACRES
SQUARE FEET :86,002 SQUARE FEET
PROPOSED DEVELOPMENT :CONTRACTOR'S OFFICE, HEAVY/CIVIL
CONSTRUCTION/LOGGING
COMMISSION DISTRICT :(I) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions Vote: 9-0
Hastings Yes (Second) Mitchell Yes (Motion)
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

G. NEW BUSINESS

1. CASE NUMBER :**RZC2017-00008**
APPLICANT :ROBERT JACKSON WILSON
CONTACT :JACK WILSON
PHONE NUMBER :770.962.9780
ZONING CHANGE :C-2 TO C-3
LOCATION :3500 BLOCK OF SATELLITE BOULEVARD
MAP NUMBER :R6232 047
ACREAGE :0.37 ACRE
SQUARE FEET :2,592 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOTIVE SERVICE
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL AS A SPECIAL USE PERMIT**
PC Action: Tabled to 4-10-17
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes
2. CASE NUMBER :**RZC2017-00009**
APPLICANT :BARBARA BANKS & RENE BANKS SEAWELL
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :RA-200 TO C-1
LOCATION :2800 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 452
ACREAGE :4.24 ACRES
SQUARE FEET :28,712 SQUARE FEET
PROPOSED DEVELOPMENT :RESTAURANT (DRIVE-IN OR DRIVE-THRU FAST FOOD)
(BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Second) Crowe Yes (Motion)
Still Yes
3. CASE NUMBER :**SUP2017-00011**
APPLICANTS :BARBARA BANKS & RENE BANKS SEAWELL
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-1 (PROPOSED)
LOCATION :2800 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 452
ACREAGE :4.24 ACRES
SQUARE FEET :28,712 SQUARE FEET
PROPOSED DEVELOPMENT :RESTAURANT (DRIVE-IN OR DRIVE THRU FAST FOOD)
(BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes Mitchell Yes

Houser Yes
Warbington Yes
Dixon Yes (Second)
Still Yes

Zaman Yes
Tullis Yes
Crowe Yes (Motion)

4. CASE NUMBER :**RZC2017-00010**
APPLICANT :R. JAMES HALSEMA
CONTACT :JIM HALSEMA
PHONE NUMBER :770.316.9345
ZONING CHANGE :C-1 & C-2 TO C-2
LOCATION :800 BLOCK OF BEAVER RUIN ROAD
:4200 BLOCK OF BURNS ROAD
MAP NUMBERS :R6158A032, 033, 034, & 035
ACREAGE :2.55 ACRES
SQUARE FEET :21,050 SQUARE FEET
PROPOSED DEVELOPMENT :RETAIL CENTER (BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

5. CASE NUMBER :**RZC2017-00011 - ADMINISTRATIVELY HELD**

6. CASE NUMBER :**RZR2017-00004**
APPLICANT :BLUE RIVER DEVELOPMENT, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-75, C-2, & O-1 TO TND
LOCATION :0-100 BLOCKS OF BETHESDA CHURCH ROAD
:RONALD REAGAN PARKWAY (RAMP)
MAP NUMBERS :R6128 099 & 003, R6129 008, 009, 010, & 405, & R6130A204
ACREAGE :23.42 ACRES
UNITS :153 UNITS
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT
(BUFFER REDUCTION)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes (Motion) Zaman Yes (Second)
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

7. CASE NUMBER :**RZR2017-00005**
APPLICANT :MICHAEL J. CASWELL
CONTACT :TRACEY D. MASON, ESQ.
PHONE NUMBER :770.963.6909
ZONING CHANGE :R-100 TO R-75
LOCATION :1400 BLOCK OF AZALEA DRIVE
MAP NUMBERS :R7053 009 & 068
ACREAGE :18.46 ACRES
UNITS :49 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Second) Crowe Yes (Motion)
Still Yes
8. CASE NUMBER :**CIC2017-00007**
APPLICANT :MAHAFFEY PICKENS TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :C-2
LOCATION :1000 BLOCK OF SCENIC HIGHWAY
:1300 BLOCK OF SCENIC PINES DRIVE
MAP NUMBER :R5086 628
ACREAGE :1.34 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 4-10-17 Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Yes (Second) Tullis Yes (Motion)
Dixon Yes Crowe Yes
Still Yes
9. CASE NUMBER :**CIC2017-00008**
APPLICANT :27TH GROUP, INC.
CONTACT :MARIAN C. ADEIMY
PHONE NUMBER :770.822.0900
ZONING :C-2
LOCATION :1200 BLOCK OF BEAVER RUIN ROAD
:4000 BLOCK OF ARC WAY
MAP NUMBER :R6184 009B
ACREAGE :1.27 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING (BUFFER
REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-10-17 (Public Hearing Held) Vote: 9-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes

Warbington Yes
Dixon Yes
Still Yes

Tullis Yes
Crowe Yes

10. CASE NUMBER :**CIC2017-00009**
APPLICANT :KRIS PRICE
CONTACT :KRIS PRICE
PHONE NUMBER :404.925.2849
ZONING :R-ZT
LOCATION :1500 BLOCK OF OX BRIDGE WAY
MAP NUMBERS :R7048 451 & 452
ACREAGE :0.20 ACRE
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with conditions Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Motion) Crowe Yes (Second)
Still Yes

11. CASE NUMBER :**SUP2017-00012**
APPLICANT :PARADISE GROUP, LLC
CONTACT :DAVE MATTSON
PHONE NUMBER :404.444.8924
ZONING :C-2
LOCATION :4800 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6057 048
ACREAGE :0.99 ACRE
SQUARE FEET :2,200 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE LUBRICATION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions Vote: 9-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Yes (Second) Tullis Yes (Motion)
Dixon Yes Crowe Yes
Still Yes

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT