



gwinnettcounty

**MUNICIPAL-GWINNETT COUNTY  
PLANNING COMMISSION**

**PUBLIC HEARING AGENDA**

**GWINNETT JUSTICE AND ADMINISTRATION CENTER  
MONDAY, APRIL 10, 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
- D. APPROVAL OF MINUTES (MARCH 7, 2017 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

I. CASE NUMBER	<b>:RZC2017-00006 (PUBLIC HEARING HELD)</b>
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	:(1) BROOKS
DEPARTMENT RECOMMENDATION	<b>:APPROVAL WITH CONDITIONS</b>

2. CASE NUMBER	<b>:RZM2017-00002 (PUBLIC HEARING HELD)</b>
APPLICANT	:NDI DEVELOPMENT, LLC
CONTACT	:MATTHEW REEVES
PHONE NUMBER	:770.822.0900
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	:(1) BROOKS
DEPARTMENT RECOMMENDATION	<b>:APPROVAL WITH CONDITIONS</b>

3. 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**
4. CASE NUMBER :**RZC2017-00009 (PUBLIC HEARING HELD)**  
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**
5. CASE NUMBER :**SUP2017-00011 (PUBLIC HEARING HELD)**  
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**

6. CASE NUMBER :**RZC2017-00010 (PUBLIC HEARING HELD)**  
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**
7. CASE NUMBER :**RZR2017-00005 (PUBLIC HEARING HELD)**  
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**
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**

9. CASE NUMBER :**CIC2017-00008 (PUBLIC HEARING HELD)**  
APPLICANT :27<sup>TH</sup> GROUP, INC.  
CONTACT :MATTHEW REEVES  
PHONE NUMBER :770.236.9768  
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**

G. NEW BUSINESS

1. CASE NUMBER :**RZC2017-00011**  
APPLICANT :LEGACY PARTNERS, LLC  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :C-2 & O-1 TO MU-R  
LOCATION :2200-2400 BLOCKS OF MEADOW CHURCH ROAD  
:2100-2200 BLOCKS OF DULUTH HIGHWAY  
:9000-9999 BLOCKS OF PRIMERCA PARKWAY  
:LEGACY PARKWAY (PRIVATE DRIVE)  
MAP NUMBERS :R7116 090 & 091  
ACREAGE :21.71 ACRES  
SQUARE FEET :340,872 SQUARE FEET (RESIDENTIAL)  
:126,783 SQUARE FEET (NON-RESIDENTIAL)  
PROPOSED DEVELOPMENT :MIXED-USE DEVELOPMENT  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**DENIAL**

2. CASE NUMBER :**RZM2017-00004**  
APPLICANT :4RNJ2, LLC  
CONTACT :ANDY PERRY  
PHONE NUMBER :404.987.1224  
ZONING CHANGE :R-75 TO R-TH  
LOCATION :6100 BLOCK OF LAWRENCEVILLE HIGHWAY  
MAP NUMBER :R6139 020  
ACREAGE :4.25 ACRES  
UNITS :34 UNITS  
PROPOSED DEVELOPMENT :TOWNHOMES (BUFFER REDUCTION)  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

3. CASE NUMBER :**RZR2017-00006**  
APPLICANT :4RNJ2, LLC  
CONTACT :ANDY PERRY  
PHONE NUMBER :404.987.1224  
ZONING CHANGE :R-75 TO R-60  
LOCATION :5800 BLOCK OF WILLIAMS ROAD  
MAP NUMBER :R6163 006  
ACREAGE :6.25 ACRES  
UNITS :11 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**DENIAL**
4. CASE NUMBER :**RZR2017-00007**  
APPLICANT :MATTHEW COUTU  
CONTACT :MATTHEW COUTU  
PHONE NUMBER :404.969.9372  
ZONING CHANGE :R-100 TO R-75  
LOCATION :900 BLOCK OF ISLAND FORD ROAD  
MAP NUMBERS :R7370 002 & 005  
ACREAGE :8.71 ACRES  
UNITS :22 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**RZR2017-00008**  
APPLICANT :MOORE BASS CONSULTING  
CONTACT :SEAN SHANKS  
PHONE NUMBER :770.914.9394  
ZONING CHANGE :R-100 TO R-75  
LOCATION :400 BLOCK OF HOPE HOLLOW ROAD  
MAP NUMBER :R5133 207  
ACREAGE :14.01 ACRES  
UNITS :38 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**

6. CASE NUMBER :**CIC2017-00010**  
APPLICANT :BRAHMBHATT DIPAKKUMAR  
CONTACT :BRAHMBHATT DIPAKKUMAR  
PHONE NUMBER :770.715.2197  
ZONING :C-2  
LOCATION :2000 BLOCK OF MINERAL SPRINGS ROAD  
:4100 BLOCK OF BRASELTON HIGHWAY  
  
MAP NUMBER :R3003 039B  
ACREAGE :1.16 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING (BUFFER  
REDUCTION)  
  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
7. CASE NUMBER :**SUP2017-00013**  
APPLICANT :BRAHMBHATT DIPAKKUMAR  
CONTACT :BRAHMBHATT DIPAKKUMAR  
PHONE NUMBER :770.715.2197  
ZONING :C-2  
LOCATION :2000 BLOCK OF MINERAL SPRINGS ROAD  
:4100 BLOCK OF BRASELTON HIGHWAY  
  
MAP NUMBER :R3003 039B  
ACREAGE :1.16 ACRES  
SQUARE FEET :4,735 SQUARE FEET  
PROPOSED DEVELOPMENT :AUTOMOBILE SALES & RELATED SERVICE (BUFFER  
REDUCTION)  
  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
8. CASE NUMBER :**CIC2017-00011**  
APPLICANT :REDLAND CREEK HOUSING, LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :O-1  
LOCATION :1300 BLOCK OF LAWRENCEVILLE HIGHWAY  
:200 BLOCK OF CASSADY LANE  
  
MAP NUMBERS :R5083 009 & R5082 016  
ACREAGE :9.52 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

9. CASE NUMBER :**SUP2017-00015**  
APPLICANT :REDLAND CREEK HOUSING, LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :O-I  
LOCATION :1300 BLOCK LAWRENCEVILLE HIGHWAY  
:200 BLOCK OF CASSADY LANE  
MAP NUMBER :R5083 009 & R5082 016  
ACREAGE :9.52 ACRES  
SQUARE FEET :94,000 SQUARE FEET  
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

10. CASE NUMBER :**CIC2017-00012**  
APPLICANT :AME ARCHITECT, INC.  
CONTACT :ABDEL K. ELASSAR  
PHONE NUMBER :609.665.2374  
ZONING :O-I  
LOCATION :800 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R7256 035  
ACREAGE :0.73 ACRE  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT