



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, MAY 2, 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: 8-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- D. APPROVAL OF MINUTES (APRIL 10, 2017 MEETING)

PC Action: Approved		Vote: 8-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- E. ANNOUNCEMENTS
- F. ALTERNATE ARCHITECTURAL DESIGN

RACETRAC, 4545 SHACKLEFORD ROAD, PARCEL 6200 010, ZONED C-2 - PLANNING COMMISSION REVIEW OF ALTERNATE DESIGN OF COMMERCIAL AND NON-RESIDENTIAL CANOPY STRUCTURES, ROOF DESIGN (UDO APPENDIX SECTION I, SECTION 4.3.2 THROUGH AUTHORIZATION BY UDO APPENDIX SECTION I, SECTION 3.0.0 DIRECTOR'S REVIEW). **DISTRICT (I) BROOKS**

PC Action: Approval		Vote: 7-1	
Hastings	Yes (Motion)	Mitchell	Yes (Second)
Houser	No	Zaman	Yes
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- G. OLD BUSINESS

1. 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 :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 6-6-17 (Public Hearing Held) Vote: 8-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Absent Tullis Yes
Dixon Yes Crowe Yes
Still Yes

2. CASE NUMBER :**RZM2017-00002 (PUBLIC HEARING HELD)**
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 :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 6-6-17 (Public Hearing Held) Vote: 8-0
Hastings Yes (Motion) Mitchell Yes (Second)
Houser Yes Zaman Yes
Warbington Absent Tullis Yes
Dixon Yes Crowe Yes
Still Yes

3. 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**
PC Action: Approval with Conditions Vote: 8-0
Hastings Yes Mitchell Yes
Houser Yes Zaman Yes
Warbington Absent Tullis Yes

Dixon Yes (Second)
Still Yes

Crowe Yes (Motion)

4. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes (Second)
Houser Yes
Warbington Absent
Dixon Yes
Still Yes

:CIC2017-00012 (PUBLIC HEARING HELD)
:AME ARCHITECT, INC.
:ABDEL K. ELASSAR
:609.665.2374
:O-I
:800 BLOCK OF BUFORD HIGHWAY
:R7256 035
:0.73 ACRE
:CHANGE IN CONDITIONS OF ZONING
:(I) BROOKS
:**APPROVAL WITH CONDITIONS**
Vote: 8-0
Mitchell Yes (Motion)
Zaman Yes
Tullis Yes
Crowe Yes

H. NEW BUSINESS

1. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 7-10-17
Hastings Yes (Motion)
Houser Yes
Warbington Absent
Dixon Yes
Still Yes

:RZC2017-00012
:GEORGIA SENIOR LIVING, LLC
:MITCH PEEVY
:770.614.6511
:R-100 TO O-I
:2500 BLOCK OF MEADOW CHURCH ROAD
:R7121 013, 014, 093, & 174
:7.68 ACRES
:181,500 SQUARE FEET
:SENIOR LIVING FACILITY (BUFFER REDUCTION)
:(I) BROOKS
:**APPROVAL WITH CONDITIONS**
Vote: 7-0
Mitchell Abstained
Zaman Yes
Tullis Yes
Crowe Yes (Second)

2. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

:SUP2017-00016
:GEORGIA SENIOR LIVING, LLC
:MITCH PEEVY
:770.614.6511
:O-I (PROPOSED)
:2500 BLOCK OF MEADOW CHURCH ROAD
:R7121 013, 014, 093, & 174
:7.68 ACRES
:181,500 SQUARE FEET
:BUILDING HEIGHT INCREASE (BUFFER REDUCTION)
:(I) BROOKS
:**APPROVAL WITH CONDITIONS**

PC Action: Tabled to 7-10-17

Hastings	Yes (Motion)
Houser	Yes
Warbington	Absent
Dixon	Yes
Still	Yes

Vote: 7-0

Mitchell	Abstained
Zaman	Yes
Tullis	Yes
Crowe	Yes (Second)

3. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

:SUP2017-00018
:GEORGIA SENIOR LIVING, LLC
:MITCH PEEVY
:770.614.6511
:O-1 (PROPOSED)
:2500 BLOCK OF MEADOW CHURCH ROAD
:R7121 013, 014, 093, & 174
:7.68 ACRES
:181,500 SQUARE FEET
:SENIOR LIVING FACILITY (BUFFER REDUCTION)
:(I) BROOKS
:APPROVAL WITH CONDITIONS

PC Action: Tabled to 7-10-17

Hastings	Yes (Motion)
Houser	Yes
Warbington	Absent
Dixon	Yes
Still	Yes

Vote: 7-0

Mitchell	Abstained
Zaman	Yes
Tullis	Yes
Crowe	Yes (Second)

4. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBER
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

:RZM2017-00005
:QUINTUS DEVELOPMENT, LP
:KELLY KEAPPLER
:770.951.2279
:M-1 TO RM-24
:4100 BLOCK OF SATELLITE BOULEVARD
:2000 BLOCK OF SATELLITE POINT
:INTERSTATE 85 SOUTH
:R6209 001A
:20.12 ACRES
:292 UNITS
:APARTMENTS
:(I) BROOKS
:APPROVAL WITH CONDITIONS

PC Action: Tabled to 6-6-17

Hastings	Yes (Motion)
Houser	Yes
Warbington	Absent
Dixon	Yes
Still	Yes

Vote: 8-0

Mitchell	Yes (Second)
Zaman	Yes
Tullis	Yes
Crowe	Yes

5. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

:RZR2017-00009
:JOSE RAMOS
:ALEJANDRO RAMOS
:770.560.2149
:RA-200 TO R-100
:4800 BLOCK OF SPOUT SPRINGS ROAD
:2100 BLOCK OF OLD FLOWERY BRANCH ROAD

MAP NUMBER :R3007 187
ACREAGE :2.44 ACRES
UNITS :3 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions
Hastings Yes
Houser Yes (Second)
Warbington Absent
Dixon Yes
Still Yes

Vote: 8-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

6. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Houser Yes
Warbington Absent
Dixon Yes
Still Yes

:**CIC2017-00013**
:LOGISTICS & ENGINEERING SOLUTIONS, INC.
:MICHAEL BONSELL
:404.510.4728
:O-R
:2500 BLOCK OF LOGANVILLE HIGHWAY
:R5155 029
:5.48 ACRES
:CHANGE IN CONDITIONS OF ZONING
:(3) HUNTER
:**APPROVAL WITH CONDITIONS**
Vote: 8-0
Mitchell Yes (Second)
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

7. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 6-6-17
Hastings Yes
Houser Yes (Motion)
Warbington Absent
Dixon Yes
Still Yes

:**SUP2017-00014**
:78 CARWASH LLC
:RAMESH NAIK
:678.492.7850
:C-2
:4700 BLOCK OF STONE MOUNTAIN HIGHWAY
:R6063B008F
:1.28 ACRES
:1,200 SQUARE FEET
:AUTOMOBILE SERVICE (RENEWAL)
:(2) HOWARD
:**DENIAL**
Vote: 8-0
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

8. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER

:**SUP2017-00017**
:ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
:R. MATTHEW REEVES, ESQ.
:770.822.0900

ZONING
LOCATION

MAP NUMBER
ACREAGE
SQUARE FEET

PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Approval with Conditions

Hastings	No
Houser	Yes (Motion)
Warbington	Absent
Dixon	Yes
Still	No

:M-1
:1700 BLOCK OF JEURGENS COURT
:5300 BLOCK OF GOSHEN SPRINGS ROAD
:R6198 055
:23.55 ACRES
:128,800 SQUARE FEET
:MAINTENANCE SHOP (RENEWAL)
:(2) HOWARD
:**APPROVAL WITH CONDITIONS**

Vote: 6-2

Mitchell	Yes
Zaman	Yes (Second)
Tullis	Yes
Crowe	Yes

I. AUDIENCE COMMENTS

J. COMMITTEE REPORTS

K. COMMENTS BY STAFF AND PLANNING COMMISSION

L. ADJOURNMENT