

Department of Planning and Development

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gwinnettcountry

**MUNICIPAL-GWINNETT COUNTY  
PLANNING COMMISSION**

**PUBLIC HEARING AGENDA**

**GWINNETT JUSTICE AND ADMINISTRATION CENTER  
TUESDAY, AUGUST 1, 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 (JULY 10, 2017 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

I. CASE NUMBER :**RZR2017-00010 (PUBLIC HEARING HELD)**  
 APPLICANT :JUSTIN BRADY  
 CONTACT :JUSTIN BRADY  
 PHONE NUMBER :404.998.1857  
 ZONING CHANGE :R-100 TO TND  
 LOCATION :1200-1300 BLOCKS OF LAKEVIEW ROAD  
 MAP NUMBERS :R5089 006, 016, 018, 020, 070, & 072  
 ACREAGE :27.65 ACRES  
 UNITS :32 UNITS  
 PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
 (BUFFER REDUCTION)  
 COMMISSION DISTRICT :(3) HUNTER  
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**SUP2017-00027**  
 APPLICANT :VERONICA ILENRE  
 CONTACT :VERONICA ILENRE  
 PHONE NUMBER :678.755.9449  
 ZONING :R-100  
 LOCATION :400 BLOCK OF PATTERSON ROAD  
 MAP NUMBER :R5052 023  
 ACREAGE :1.05 ACRES  
 SQUARE FEET :2,240 SQUARE FEET  
 PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)  
 COMMISSION DISTRICT :(4) HEARD  
 DEPARTMENT RECOMMENDATION :**DENIAL**

3. CASE NUMBER :**RZC2017-00016**  
APPLICANT :MONTECITO DEVELOPMENT LLC  
CONTACT :CHIP RANDALL  
PHONE NUMBER :404.202.2029  
ZONING CHANGE :RA-200 TO C-2  
LOCATION :2300 BLOCK OF DULUTH HIGHWAY  
MAP NUMBER :R7117 024  
ACREAGE :2.6 ACRES  
SQUARE FEET :5,200 SQUARE FEET  
PROPOSED DEVELOPMENT :CONVENIENCE STORE WITH FUEL PUMPS  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**DENIAL**
4. CASE NUMBER :**RZC2017-00018**  
APPLICANT :TAYLOR & MATHIS PROPERTIES V, LLC  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :R-ZT TO M-1  
LOCATION :400 BLOCK OF HORIZON DRIVE  
:3000 BLOCK OF SPRIGGS ROAD  
:INTERSTATE 85 (NORTHBOUND)  
MAP NUMBERS :R7173 004 & R7172 015 & 017  
ACREAGE :47.87 ACRES  
SQUARE FEET :687,500 SQUARE FEET  
PROPOSED DEVELOPMENT :LIGHT INDUSTRIAL OFFICE/WAREHOUSE  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**RZC2017-00019**  
APPLICANT :PARAN HOMES, LLC  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :O-1 & C-2 TO C-2  
LOCATION :2700 BLOCK OF LOGANVILLE HIGHWAY  
:3000 BLOCK OF OAK GROVE ROAD  
MAP NUMBERS :R5156 005 & 269  
ACREAGE :9.25 ACRES  
SQUARE FEET :70,200 SQUARE FEET  
PROPOSED DEVELOPMENT :COMMERCIAL/RETAIL DEVELOPMENT (BUFFER  
REDUCTION)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

6. CASE NUMBER :**RZR2017-00012**  
APPLICANT :PARAN HOMES, LLC  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :O-1 & C-2 TO R-SR  
LOCATION :3000 BLOCK OF OAK GROVE ROAD  
MAP NUMBERS :R5156 005 & 269  
ACREAGE :29.97 ACRES  
UNITS :112 UNITS  
PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**RZM2017-00006**  
APPLICANT :ROCKLYN HOMES, INC.  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :C-2 & RM TO R-TH  
LOCATION :700 BLOCK OF SCENIC HIGHWAY  
:600 BLOCK OF OLD SNELLVILLE HIGHWAY  
MAP NUMBERS :R5108 002, 014, & 077  
ACREAGE :15.5 ACRES  
UNITS :113 UNITS  
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
8. CASE NUMBER :**RZM2017-00007**  
APPLICANT :JUNEBUG PROPERTIES LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING CHANGE :C-2 TO R-TH  
LOCATION :3100 BLOCK OF EVERMORE NORTH BOULEVARD  
:3000-3100 BLOCKS OF STONE MOUNTAIN HIGHWAY  
MAP NUMBERS :R6068 007 & 007A & R6051 008, 008A, & 093  
ACREAGE :9.82 ACRES  
UNITS :78 UNITS  
PROPOSED DEVELOPMENT :TOWNHOUSES  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
9. CASE NUMBER :**RZM2017-00008**  
APPLICANT :JUNEBUG PROPERTIES LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING CHANGE :R-100 TO R-TH  
LOCATION :3100 BLOCK OF EVERMORE NORTH BOULEVARD  
MAP NUMBERS :R6068 013, 092, 100  
ACREAGE :5.90 ACRES  
UNITS :35 UNITS  
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**

10. CASE NUMBER :**RZR2017-00011**  
APPLICANT :HOME SOUTH COMMUNITIES, LLC  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :RA-200 TO OSC  
LOCATION :2400 BLOCK OF SUNNY HILL ROAD  
:2500 BLOCK OF MORGAN ROAD  
  
MAP NUMBER :R7136 001  
ACREAGE :86.15 ACRES  
UNITS :112 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
11. CASE NUMBER :**SUP2017-00030 (PUBLIC HEARING HELD)**  
APPLICANT :JACQUELINE HULEY  
CONTACT :JACQUELINE HULEY  
PHONE NUMBER :678.982.3585  
ZONING :R-100  
LOCATION :1300 BLOCK OF TREE LANE  
MAP NUMBER :R5042 012  
ACREAGE :1.89 ACRES  
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (FAMILY)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
12. CASE NUMBER :**SUP2017-00034**  
APPLICANT :THE DAVIS GROUP  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING :C-2  
LOCATION :5000 BLOCK OF SUGARLOAF PARKWAY  
:HIGHWAY 316 (EASTBOUND)  
  
MAP NUMBER :R7035 007  
ACREAGE :4.95 ACRES  
SQUARE FEET :141,075 SQUARE FEET  
PROPOSED DEVELOPMENT :SELF-STORAGE FACILITY (BUFFER REDUCTION)  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

G. NEW BUSINESS

1. CASE NUMBER :**RZR2017-00013**  
APPLICANT :COMFORT HOMES OF GEORGIA, LLC  
CONTACT :SPENCER CARR  
PHONE NUMBER :706.754.9231  
ZONING CHANGE :RA-200 TO R-100  
LOCATION :3200 BLOCK OF CAMP BRANCH ROAD  
:3200 BLOCK OF CAMP BRANCH CIRCLE  
  
MAP NUMBER :R7180 016  
ACREAGE :13.14 ACRES  
UNITS :15 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
  
2. CASE NUMBER :**CIC2017-00018**  
APPLICANT :AMERCO REAL ESTATE COMPANY  
CONTACT :STEPHANY SHEEKEY  
PHONE NUMBER :602.263.6555  
ZONING :C-2  
LOCATION :2000 BLOCK OF GRAVEL SPRINGS ROAD  
:2500-2600 BLOCKS OF BRASELTON HIGHWAY  
  
MAP NUMBER :R3001 038  
ACREAGE :8.04 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**
  
3. CASE NUMBER :**SUP2017-00038**  
APPLICANT :AMERCO REAL ESTATE COMPANY  
CONTACT :STEPHANY SHEEKEY  
PHONE NUMBER :602.263.6555  
ZONING :C-2  
LOCATION :2000 BLOCK OF GRAVEL SPRINGS ROAD  
:2500-2600 BLOCKS OF BRASELTON HIGHWAY  
  
MAP NUMBER :R3001 038  
ACREAGE :8.04 ACRES  
SQUARE FEET :113,766 SQUARE FEET  
PROPOSED DEVELOPMENT :RENTAL, TRUCK & TRAILER  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

4. CASE NUMBER :**SUP2017-00039**  
APPLICANT :AMERCO REAL ESTATE COMPANY  
CONTACT :STEPHANY SHEEKEY  
PHONE NUMBER :602.263.6555  
ZONING :C-2  
LOCATION :2000 BLOCK OF GRAVEL SPRINGS ROAD  
:2500-2600 BLOCKS OF BRASELTON HIGHWAY  
  
MAP NUMBER :R3001 038  
ACREAGE :8.04 ACRES  
SQUARE FEET :113,766 SQUARE FEET  
PROPOSED DEVELOPMENT :SELF-STORAGE FACILITY  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**
5. CASE NUMBER :**SUP2017-00033**  
APPLICANT :YEN TRINH  
CONTACT :YEN TRINH  
PHONE NUMBER :404.610.3399  
ZONING :R-75  
LOCATION :1000 BLOCK OF HARBINS ROAD  
MAP NUMBER :R6171 318  
ACREAGE :3.95 ACRES  
SQUARE FEET :3,939 SQUARE FEET  
PROPOSED DEVELOPMENT :PLACE OF WORSHIP  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**SUP2017-00036**  
APPLICANT :BRYAN GAYLOR  
CONTACT :BRYAN GAYLOR  
PHONE NUMBER :678.309.7684  
ZONING :M-1  
LOCATION :6700 BLOCK OF CRESCENT DRIVE  
:INTERSTATE 85 (SOUTHBOUND)  
  
MAP NUMBER :R6218 018  
ACREAGE :0.12 ACRE  
PROPOSED DEVELOPMENT :CONVERSION OF BILLBOARD TO ELECTRONIC SIGN  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**SUP2017-00037**  
APPLICANT :MARCO FRASCIONE  
CONTACT :MARCO FRASCIONE  
PHONE NUMBER :770.845.6977  
ZONING :R-100  
LOCATION :2000 BLOCK OF FAIRWAY TRACE LANE  
MAP NUMBER :R7089 120  
ACREAGE :0.34 ACRE  
PROPOSED DEVELOPMENT :HOME OCCUPATION (MASSAGE THERAPY)  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

8. CASE NUMBER :**SUP2017-00040**  
APPLICANT :EBENEZER BAPTIST CHURCH  
CONTACT :STEPHEN JOHNSON  
PHONE NUMBER :678.316.5128  
ZONING :RA-200  
LOCATION :2500 BLOCK OF HARBINS ROAD  
MAP NUMBER :R5343 006  
ACREAGE :7.79 ACRES  
SQUARE FEET :2,520 SQUARE FEET  
PROPOSED DEVELOPMENT :MODULAR CLASSROOMS  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
9. CASE NUMBER :**SUP2017-00041**  
APPLICANT :PEP BOYS AUTO SALES  
CONTACT :STEPHEN SCHROCK  
PHONE NUMBER :404.541.2909  
ZONING :C-2  
LOCATION :4900 BLOCK OF STONE MOUNTAIN HIGHWAY  
MAP NUMBER :R6057 009  
ACREAGE :2.48 ACRES  
SQUARE FEET :4,555 SQUARE FEET  
PROPOSED DEVELOPMENT :AUTOMOBILE SALES AND RELATED SERVICE  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
- H. AUDIENCE COMMENTS
- I. COMMITTEE REPORTS
- J. COMMENTS BY STAFF AND PLANNING COMMISSION
- K. ADJOURNMENT