



**MUNICIPAL-GWINNETT COUNTY  
PLANNING COMMISSION**

**PUBLIC HEARING AGENDA**

**GWINNETT JUSTICE AND ADMINISTRATION CENTER  
TUESDAY, SEPTEMBER 5, 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 (AUGUST 1, 2017 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

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| <p>I. CASE NUMBER<br/>         APPLICANT<br/>         CONTACT<br/>         PHONE NUMBER<br/>         ZONING CHANGE<br/>         LOCATION<br/>         MAP NUMBERS<br/>         ACREAGE<br/>         UNITS<br/>         PROPOSED DEVELOPMENT<br/>         COMMISSION DISTRICT<br/>         DEPARTMENT RECOMMENDATION</p> | <p><b>:RZM2017-00002 (PUBLIC HEARING HELD)</b><br/>         :NDI DEVELOPMENT, LLC<br/>         :MATTHEW REEVES<br/>         :770.822.0900<br/>         :C-2 TO R-TH<br/>         :4500 BLOCK OF SATELLITE BOULEVARD<br/>         :R6211 224 &amp; 225<br/>         :4.49 ACRES<br/>         :35 UNITS<br/>         :TOWNHOMES<br/>         :(1) BROOKS<br/> <b>:APPROVAL WITH CONDITIONS</b></p> |
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| <p>2. CASE NUMBER<br/>         APPLICANT<br/>         CONTACT<br/>         PHONE NUMBER<br/>         ZONING CHANGE<br/>         LOCATION<br/>         MAP NUMBERS<br/>         ACREAGE<br/>         SQUARE FEET<br/>         PROPOSED DEVELOPMENT<br/>         COMMISSION DISTRICT<br/>         DEPARTMENT RECOMMENDATION</p> | <p><b>:RZC2017-00012</b><br/>         :GEORGIA SENIOR LIVING, LLC<br/>         :MITCH PEEVY<br/>         :770.614.6511<br/>         :R-100 TO O-I<br/>         :2500 BLOCK OF MEADOW CHURCH ROAD<br/>         :R7121 013, 014, 093, &amp; 174<br/>         :7.68 ACRES<br/>         :181,500 SQUARE FEET<br/>         :SENIOR LIVING FACILITY (BUFFER REDUCTION)<br/>         :(1) BROOKS<br/> <b>:APPROVAL WITH CONDITIONS</b></p> |
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3. CASE NUMBER :**SUP2017-00016**  
APPLICANT :GEORGIA SENIOR LIVING, LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :O-1 (PROPOSED)  
LOCATION :2500 BLOCK OF MEADOW CHURCH ROAD  
MAP NUMBERS :R7121 013, 014, 093, & 174  
ACREAGE :7.68 ACRES  
SQUARE FEET :181,500 SQUARE FEET  
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE (BUFFER REDUCTION)  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**SUP2017-00018**  
APPLICANT :GEORGIA SENIOR LIVING, LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :O-1 (PROPOSED)  
LOCATION :2500 BLOCK OF MEADOW CHURCH ROAD  
MAP NUMBERS :R7121 013, 014, 093, & 174  
ACREAGE :7.68 ACRES  
SQUARE FEET :181,500 SQUARE FEET  
PROPOSED DEVELOPMENT :SENIOR LIVING FACILITY (BUFFER REDUCTION)  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**CIC2017-00017 (APPLICANT WITHDRAWAL)**
6. 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**
7. CASE NUMBER :**RZC2017-00016 (PUBLIC HEARING HELD)**  
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**

8. 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**
9. 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**
10. CASE NUMBER :**SUP2017-00030**  
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**
11. 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**

12. 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**

13. 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**

G. NEW BUSINESS

I. CASE NUMBER :**RZC2017-00021**  
APPLICANT :MCBRIDE DALE CLARION  
CONTACT :JONATHAN WOCHER, AICP  
PHONE NUMBER :513.561.6232 EXT. 4  
ZONING CHANGE :C-2 TO C-2  
LOCATION :1300 BLOCK OF PLEASANT HILL ROAD  
:1300 BLOCK OF CORLEY PLACE  
MAP NUMBERS :R6182 465, 467, & 474  
ACREAGE :1.61 ACRES  
SQUARE FEET :4,608 SQUARE FEET  
PROPOSED DEVELOPMENT :CONVENIENCE STORE WITH FUEL PUMPS (BUFFER  
REDUCTION)  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**RZM2017-00009**  
APPLICANT :PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :O-1 & C-2 TO RM-13  
LOCATION :1300-1400 BLOCKS OF LAUREL CROSSING PARKWAY  
MAP NUMBERS :R7146 002, 029, & 030  
ACREAGE :23.2 ACRES  
UNITS :256 UNITS  
PROPOSED DEVELOPMENT :APARTMENTS  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
3. CASE NUMBER :**RZR2017-00014**  
APPLICANT :RTSB, LLC  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING CHANGE :RA-200 TO R-75  
LOCATION :2100 BLOCK OF BRASELTON HIGHWAY  
MAP NUMBERS :R7095 008 & 019  
ACREAGE :19.64 ACRES  
UNITS :38 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**RZR2017-00015**  
APPLICANT :MERITAGE HOMES  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING CHANGE :RA-200 TO OSC  
LOCATION :3800 BLOCK OF THOMPSON MILL ROAD  
:3800 BLOCK OF RIDGE ROAD  
MAP NUMBERS :R1004 002 & 090  
ACREAGE :53.41 ACRES  
UNITS :113 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION (BUFFER REDUCTION)  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**RZR2017-00016**  
APPLICANT :DR HORTON, INC.  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :R-100 TO OSC  
LOCATION :3400 BLOCK OF BRUSHY FORK ROAD  
MAP NUMBER :R5098 001  
ACREAGE :51.6 ACRES  
UNITS :81 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**

6. CASE NUMBER :**RZR2017-00017**  
APPLICANT :DR HORTON, INC.  
CONTACT :SHANE LANHAM  
PHONE NUMBER :770.232.0000  
ZONING CHANGE :R-100 TO R-75  
LOCATION :3400 BLOCK OF BRUSHY FORK ROAD  
MAP NUMBER :R5098 001  
ACREAGE :35.5 ACRES  
UNITS :103 UNITS  
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**DENIAL**
7. CASE NUMBER :**RZR2017-00018 (ADMINISTRATIVELY HELD)**
8. CASE NUMBER :**RZR2017-00019**  
APPLICANT :CKK DEVELOPMENT LLC  
CONTACT :DUNCAN CORLEY  
PHONE NUMBER :770.962.8456  
ZONING CHANGE :R-100 MOD & RA-200 TO TND  
LOCATION :1800 BLOCK OF AUBURN ROAD  
:3000 BLOCK OF HOG MOUNTAIN ROAD  
MAP NUMBERS :R3001 021A, 021B, 021D, 028, 039, & 053  
ACREAGE :42.33 ACRES  
UNITS :157 UNITS  
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT  
(BUFFER REDUCTION)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
9. CASE NUMBER :**CIC2017-00019**  
APPLICANT :DONNY MUI  
CONTACT :DONNY MUI  
PHONE NUMBER :404.388.3866  
ZONING :M-1  
LOCATION :1700 BLOCK OF BELLE MEADE COURT  
MAP NUMBERS :R7035 011 & 045  
ACREAGE :11.23 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING  
COMMISSION DISTRICT :(1) BROOKS  
DEPARTMENT RECOMMENDATION :**DENIAL**
10. CASE NUMBER :**SUP2017-00042**  
APPLICANT :UNITED SEAFOOD, LLC  
CONTACT :PACIFICO SGAMBATO  
PHONE NUMBER :404.291.6204  
ZONING :M-1  
LOCATION :6300 BLOCK OF MCDONOUGH DRIVE  
MAP NUMBER :R6194 272  
ACREAGE :1.28 ACRES  
SQUARE FEET :18,733 SQUARE FEET  
PROPOSED DEVELOPMENT :SEAFOOD PROCESSING PLANT  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

11. CASE NUMBER :**SUP2017-00043**  
APPLICANT :DINH PHAN  
CONTACT :DINH PHAN  
PHONE NUMBER :404.788.2128  
ZONING :C-2  
LOCATION :6000 BLOCK OF OAKBROOK PARKWAY  
MAP NUMBER :R6195A027  
ACREAGE :0.09 ACRE  
SQUARE FEET :3,780 SQUARE FEET  
PROPOSED DEVELOPMENT :TRADE/VOCATIONAL SCHOOL (BEAUTY SCHOOL)  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
12. CASE NUMBER :**SUP2017-00044**  
APPLICANT :CHUNG C. CHANG  
CONTACT :CHARLES CHANG  
PHONE NUMBER :404.403.2260  
ZONING :R-100  
LOCATION :2800 BLOCK OF W. ROCK QUARRY ROAD  
MAP NUMBER :R1001 460  
ACREAGE :4.1 ACRES  
PROPOSED DEVELOPMENT :PLACE OF WORSHIP (EXPANSION)  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
13. CASE NUMBER :**SUP2017-00045**  
APPLICANT :VIVENE L.M. HOLLEY  
CONTACT :VIVENE L.M. HOLLEY  
PHONE NUMBER :404.434.5818  
ZONING :R-100  
LOCATION :3900 BLOCK OF PAULOWNIA DRIVE  
:4000 BLOCK OF WILLOWMEADE DRIVE  
MAP NUMBER :R6047 382  
ACREAGE :0.39 ACRE  
PROPOSED DEVELOPMENT :CUSTOMARY HOME OCCUPATION (BEAUTY SALON)  
COMMISSION DISTRICT :(3) HUNTER  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- H. AUDIENCE COMMENTS
- I. COMMITTEE REPORTS
- J. COMMENTS BY STAFF AND PLANNING COMMISSION
- K. ADJOURNMENT