



**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

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

- D. APPROVAL OF MINUTES (AUGUST 1, 2017 MEETING)

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

- E. ANNOUNCEMENTS

- F. OLD BUSINESS

- I. 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: Denial w/o Prejudice** **Vote: 9-0**
- Hastings Yes (Motion) Mitchell Yes (Second)

Edinger Yes
Warbington Yes
Dixon Yes
Still Yes

Zaman Yes
Tullis Yes
Crowe Yes

2. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 11-7-17
Hastings Yes (Motion)
Edinger Yes
Warbington Yes
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)
:(1) BROOKS
:APPROVAL WITH CONDITIONS
Vote: 9-0
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

3. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 11-7-17
Hastings Yes (Motion)
Edinger Yes
Warbington Yes
Dixon Yes
Still Yes

: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)
:(1) BROOKS
:APPROVAL WITH CONDITIONS
Vote: 9-0
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

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

:SUP2017-00018
: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
:SENIOR LIVING FACILITY (BUFFER REDUCTION)
:(1) BROOKS

DEPARTMENT RECOMMENDATION

PC Action: Tabled to 11-7-17

Hastings Yes (Motion)
Edinger Yes
Warbington Yes
Dixon Yes
Still Yes

:APPROVAL WITH CONDITIONS

Vote: 9-0

Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

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

PC Action: Approval with Conditions

Vote: 8-1

Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Second)
Still No

Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Motion)

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

PC Action: Denial w/o Prejudice

Vote: 8-0-1

Hastings Yes (Motion)
Edinger Abstained
Warbington Yes
Dixon Yes
Still Yes

Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

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

MAP NUMBERS
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 10-3-17

Hastings	Yes
Edinger	Yes
Warbington	Yes (Second)
Dixon	Yes
Still	Yes

:600 BLOCK OF OLD SNELLVILLE HIGHWAY
:R5108 002, 014, & 077
:15.5 ACRES
:113 UNITS
:TOWNHOUSES (BUFFER REDUCTION)
:(3) HUNTER
:**DENIAL**

Vote: 9-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes (Motion)
Crowe	Yes

9. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBER
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 10-3-17

Hastings	Yes
Edinger	Yes
Warbington	Yes
Dixon	Yes (Motion)
Still	Yes

:**RZR2017-00011**
:HOME SOUTH COMMUNITIES, LLC
:SHANE LANHAM
:770.232.0000
:RA-200 TO OSC
:2400 BLOCK OF SUNNY HILL ROAD
:2500 BLOCK OF MORGAN ROAD
:R7136 001
:86.15 ACRES
:112 UNITS
:SINGLE-FAMILY SUBDIVISION
:(4) HEARD
:**APPROVAL WITH CONDITIONS**

Vote: 9-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes
Crowe	Yes (Second)

10. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 10-3-17

Hastings	Yes
Edinger	Yes (Second)
Warbington	Yes
Dixon	Yes
Still	Yes

:**SUP2017-00030**
:JACQUELINE HULEY
:JACQUELINE HULEY
:678.982.3585
:R-100
:1300 BLOCK OF TREE LANE
:R5042 012
:1.89 ACRES
:PERSONAL CARE HOME (FAMILY)
:(3) HUNTER
:**APPROVAL WITH CONDITIONS**

Vote: 9-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes (Motion)
Crowe	Yes

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**
PC Action: Approval with Conditions Vote: 9-0
Hastings Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Motion) Crowe Yes (Second)
Still Yes
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**
PC Action: Approval with Conditions Vote: 8-0-1
Hastings Yes Mitchell Yes
Edinger Yes (Second) Zaman Yes (Motion)
Warbington Yes Tullis Yes
Dixon Abstained Crowe Yes
Still Yes
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**
PC Action: Denial w/o Prejudice Vote: 8-0-1
Hastings Yes Mitchell Yes
Edinger Yes (Second) Zaman Yes

Warbington Yes
Dixon Abstained
Still Yes

Tullis Yes (Motion)
Crowe Yes

G. NEW BUSINESS

1. 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**
PC Action: Tabled to 10-3-17 (Public Hearing Held) Vote: 9-0
Hastings Yes (Motion) Mitchell Yes (Second)
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes
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**
PC Action: Approval with Conditions Vote: 9-0
Hastings Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes Tullis Yes
Dixon Yes (Second) Crowe Yes (Motion)
Still Yes
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
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:38 UNITS
:SINGLE-FAMILY SUBDIVISION
:(4) HEARD
:**APPROVAL WITH CONDITIONS**
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)

4. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBERS
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 10-3-17
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:**RZR2017-00015**
:MERITAGE HOMES
:MITCH PEEVY
:770.614.6511
:RA-200 TO OSC
:3800 BLOCK OF THOMPSON MILL ROAD
:3800 BLOCK OF RIDGE ROAD
:R1004 002 & 090
:53.41 ACRES
:113 UNITS
:SINGLE-FAMILY SUBDIVISION (BUFFER REDUCTION)
:(4) HEARD
:**APPROVAL WITH CONDITIONS**
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)

5. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBER
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 10-3-17 (Public Hearing Held)
Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes

:**RZR2017-00016**
:DR HORTON, INC.
:SHANE LANHAM
:770.232.0000
:R-100 TO OSC
:3400 BLOCK OF BRUSHY FORK ROAD
:R5098 001
:51.6 ACRES
:81 UNITS
:SINGLE-FAMILY SUBDIVISION
:(3) HUNTER
:**DENIAL**
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Second)
Crowe Yes

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**
PC Action: Tabled to 10-3-17 (Public Hearing Held) Vote: 9-0
Hastings Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes (Motion) Tullis Yes (Second)
Dixon Yes Crowe Yes
Still Yes

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**
PC Action: Tabled to 10-3-17 (Public Hearing Held) Vote: 9-0
Hastings Yes Mitchell Yes
Edinger Yes Zaman Yes
Warbington Yes (Motion) Tullis Yes (Second)
Dixon Yes Crowe Yes
Still Yes

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**
PC Action: Tabled to 10-3-17 (Public Hearing Held) Vote: 9-0

Hastings Yes (Motion)
Edinger Yes
Warbington Yes
Dixon Yes
Still Yes

Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

10. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes (Motion)
Warbington Yes
Dixon Abstained
Still Yes

:SUP2017-00042
:UNITED SEAFOOD, LLC
:PACIFICO SGAMBATO
:404.291.6204
:M-1
:6300 BLOCK OF MCDONOUGH DRIVE
:R6194 272
:1.28 ACRES
:18,733 SQUARE FEET
:SEAFOOD PROCESSING PLANT
:(2) HOWARD
:APPROVAL WITH CONDITIONS
Vote: 8-0-1
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

11. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes (Motion)
Warbington Yes
Dixon Abstained
Still Yes

:SUP2017-00043
:DINH PHAN
:DINH PHAN
:404.788.2128
:C-2
:6000 BLOCK OF OAKBROOK PARKWAY
:R6195A027
:0.09 ACRE
:3,780 SQUARE FEET
:TRADE/VOCATIONAL SCHOOL (BEAUTY SCHOOL)
:(2) HOWARD
:APPROVAL WITH CONDITIONS
Vote: 8-0-1
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

12. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
PROPOSED DEVELOPMENT
COMMISSION DISTRICT

:SUP2017-00044
:CHUNG C. CHANG
:CHARLES CHANG
:404.403.2260
:R-100
:2800 BLOCK OF WEST ROCK QUARRY ROAD
:R1001 460
:4.1 ACRES
:PLACE OF WORSHIP (EXPANSION)
:(4) HEARD

DEPARTMENT RECOMMENDATION

PC Action: Approval with Conditions

Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Second)
Still Yes

:APPROVAL WITH CONDITIONS

Vote: 9-0

Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Motion)

13. CASE NUMBER

APPLICANT

CONTACT

PHONE NUMBER

ZONING

LOCATION

MAP NUMBER

ACREAGE

PROPOSED DEVELOPMENT

COMMISSION DISTRICT

DEPARTMENT RECOMMENDATION

PC Action: Approval with Conditions

Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

:SUP2017-00045

:VIVENE L.M. HOLLEY

:VIVENE L.M. HOLLEY

:404.434.5818

:R-100

:3900 BLOCK OF PAULOWNIA DRIVE

:4000 BLOCK OF WILLOWMEADE DRIVE

:R6047 382

:0.39 ACRE

:CUSTOMARY HOME OCCUPATION (BEAUTY SALON)

:(3) HUNTER

:APPROVAL WITH CONDITIONS

Vote: 9-0

Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT