



Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcounty.com

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, FEBRUARY 6, 2018 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 (Motion)	Mitchell	Yes
Edinger	Yes (Second)	Zaman	Absent
Warbington	Yes	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

D. APPROVAL OF MINUTES (JANUARY 3, 2018 MEETING)

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

E. ANNOUNCEMENTS

F. ALTERNATE ARCHITECTURAL DESIGN REVIEW

- I. **ARCH2018-00001: ARMSTRONG RELOCATION & COMPANIES, 6950 BUSINESS COURT, PARCEL 6247 370, ZONED M-1: PLANNING COMMISSION REVIEW OF ALTERNATE BUILDING ELEVATIONS FROM ARCHITECTURAL DESIGN STANDARDS FOR EXTERIOR WALL DESIGN (UDO APPENDIX SECTION I, SECTION 4.1.1, ITEMS A, B, & C THROUGH AUTHORIZATION BY UDO APPENDIX SECTION I, SECTION 3.0.0 DIRECTOR'S REVIEW).
DISTRICT (2) HOWARD**

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

gwinnettcounty

G. OLD BUSINESS

1. CASE NUMBER :**RZC2017-00022 (PUBLIC HEARING HELD)**
APPLICANT :KEYONA INVESTMENT, LLC
CONTACT :TRACEY MASON, ESQ.
PHONE NUMBER :770.963.6909
ZONING CHANGE :R-100, C-1 & C-2 TO C-1
LOCATION :1700 BLOCK OF DULUTH HIGHWAY
:1700 BLOCK OF RACQUET CLUB DRIVE
MAP NUMBER :R7073 143
ACREAGE :1.63 ACRES
SQUARE FEET :12,000 SQUARE FEET
PROPOSED DEVELOPMENT :RETAIL CENTER (BUFFER REDUCTION)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18 (Public Hearing Held) Vote: 8-0
Hastings Yes (Motion) Mitchell Yes (Second)
Edinger Yes Zaman Absent
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes
2. CASE NUMBER :**RZR2017-00020 (AMENDED)**
APPLICANT :BULK BUYS CORPORATION
CONTACT :BERNIE SMITH
PHONE NUMBER :770.652.0044
ZONING CHANGE :R-100 TO OSC
LOCATION :2900 BLOCK OF BETHANY CHURCH ROAD
MAP NUMBER :R6036 004
ACREAGE :33.74 ACRES
UNITS :69 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes Mitchell Yes
Edinger Yes Zaman Absent
Warbington Yes (Second) Tullis Yes (Motion)
Dixon Yes Crowe Yes
Still Yes
3. CASE NUMBER :**RZC2017-00025**
APPLICANT :COPART, INC.
CONTACT :MICHAEL CARSON
PHONE NUMBER :972.391.5488
ZONING CHANGE :R-100 TO M-2
LOCATION :6200 BLOCK OF CENTERVILLE ROSEBUD ROAD
MAP NUMBER :R4272 001
ACREAGE :43.3 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE STORAGE LOT
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial
Hastings Yes Mitchell Yes
Edinger Yes Zaman Absent
Warbington Yes (Motion) Tullis Yes (Second)

- | | | | | | |
|--|-------|-----|--|-------|-----|
| | Dixon | Yes | | Crowe | Yes |
| | Still | Yes | | | |
4. 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**
PC Action: Tabled to 3-6-18
Vote: 8-0
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
- | | | | | | |
|--|----------|-----|--|-------|--------------|
| | Mitchell | Yes | | Zaman | Absent |
| | Tullis | Yes | | Crowe | Yes (Second) |
5. CASE NUMBER :**RZR2017-00022**
APPLICANT :CKK DEVELOPMENT
CONTACT :DUNCAN CORLEY
PHONE NUMBER :770.962.8456
ZONING CHANGE :R-100 TO R-60
LOCATION :500 BLOCK OF ARNOLD ROAD
:2400-2500 BLOCKS OF FIVE FORKS TRICKUM ROAD

MAP NUMBERS :R5021 006C & 072
ACREAGE :10.42 ACRES
UNITS :34 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with conditions as R-75
Vote: 8-0
Hastings Yes
Edinger Yes (Motion)
Warbington Yes
Dixon Yes
Still Yes
- | | | | | | |
|--|----------|--------------|--|-------|--------|
| | Mitchell | Yes | | Zaman | Absent |
| | Tullis | Yes (Second) | | Crowe | Yes |

6. CASE NUMBER :**RZR2017-00018**
APPLICANT :CKK DEVELOPMENT LLC
CONTACT :DUNCAN CORLEY
PHONE NUMBER :770.962.8456
ZONING CHANGE :RL TO R-SR
LOCATION :6200-6300 BLOCKS OF OLD SHADBURN FERRY ROAD
:1700 BLOCK OF BUFORD DAM ROAD
:6500 BLOCK OF OLD GARRETT ROAD
MAP NUMBERS :R7362 029, 030, 031, 069 & 070
ACREAGE :24.36 ACRES
UNITS :97 UNITS
PROPOSED DEVELOPMENT :SENIOR ORIENTED RESIDENCES
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes
Crowe Yes (Second)
7. CASE NUMBER :**RZR2017-00026**
APPLICANT :SMITHTON HOMES LLC
CONTACT :BERNIE SMITH
PHONE NUMBER :770.652.0044
ZONING CHANGE :R-100 TO OSC
LOCATION :2800 BLOCK OF CENTERVILLE ROSEBUD ROAD
MAP NUMBER :R4301 001
ACREAGE :25.78 ACRES
UNITS :28 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial without Prejudice
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes (Motion)
Crowe Yes
8. CASE NUMBER :**RZR2017-00029**
APPLICANT :ARROWHEAD INVESTORS, LLC
CONTACT :SCOTT W. PETERS
PHONE NUMBER :404.681.3450
ZONING CHANGE :RA-200 TO OSC
LOCATION :2300 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBER :R7060 001
ACREAGE :31.65 ACRES
UNITS :70 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with conditions as R-75
Hastings Yes
Edinger Yes
Warbington Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes

- | | | | | | |
|--|-------|--------------|--|-------|--------------|
| | Dixon | Yes (Second) | | Crowe | Yes (Motion) |
| | Still | Yes | | | |
9. CASE NUMBER :**RZR2017-00030**
APPLICANT :JLCS ENTERPRISES, INC.
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :RA-200 TO R-60
LOCATION :2100-2200 BLOCKS OF SUNNY HILL ROAD
MAP NUMBERS :R7102 017, 025 & 027
ACREAGE :20.55 ACRES
UNITS :60 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington No
Dixon Yes (Motion)
Still Yes
10. CASE NUMBER :**CIC2017-00021**
APPLICANT :TAYLOR MORRISON OF GEORGIA LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :TND
LOCATION :2800-2900 BLOCKS OF PLEASANT HILL ROAD
:3600 BLOCK OF SUNSET STREET
:3000 BLOCK OF REGAL PARK COURT
:3800 BLOCK OF VILLAGE PARK DRIVE
MAP NUMBER :R6261 012
ACREAGE :2.14 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes (Motion)
Edinger Yes
Warbington Yes
Dixon Yes
Still Yes
- | | | | | | |
|--|----------|--------------|--|----------|--------------|
| | Mitchell | Yes | | Mitchell | Yes (Second) |
| | Zaman | Absent | | Zaman | Absent |
| | Tullis | Yes | | Tullis | Yes |
| | Crowe | Yes (Second) | | Crowe | Yes |

11. CASE NUMBER :**RZC2018-00001**
APPLICANT :ASC ACQUISITIONS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-100 TO O-I
LOCATION :1100-1200 BLOCKS OF WEBB GIN HOUSE ROAD
MAP NUMBERS :R5087 120 & R5106 003, 067 & 278
ACREAGE :56.12 ACRES
SQUARE FEET :614,182 SQUARE FEET
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT LIVING & CONTINUING CARE) (BUFFER REDUCTION)

COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
12. CASE NUMBER :**SUP2018-00003**
APPLICANT :ASC ACQUISITIONS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :O-I (PROPOSED)
LOCATION :1100-1200 BLOCKS OF WEBB GIN HOUSE ROAD
MAP NUMBERS :R5087 120 & R5106 003, 067 & 278
ACREAGE :56.12 ACRES
SQUARE FEET :614,182 SQUARE FEET
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT LIVING & CONTINUING CARE) (BUFFER REDUCTION)

COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
13. CASE NUMBER :**SUP2018-00004**
APPLICANT :ASC ACQUISITIONS, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING :O-I (PROPOSED)
LOCATION :1100-1200 BLOCKS OF WEBB GIN HOUSE ROAD
MAP NUMBERS :R5087 120 & R5106 003, 067 & 278
ACREAGE :56.12 ACRES
SQUARE FEET :614,182 SQUARE FEET
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE (BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-6-18
Hastings Yes
Edinger Yes
Warbington Yes
- Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes
Crowe Yes (Second)
- Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes
Crowe Yes (Second)
- Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes

- | | | | |
|-------|--------------|-------|--------------|
| Dixon | Yes (Motion) | Crowe | Yes (Second) |
| Still | Yes | | |
14. CASE NUMBER :**RZM2018-00001 (PUBLIC HEARING HELD)**
APPLICANT :SPARTAN INVESTORS I, LLC
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :O-I TO R-TH
LOCATION :2500 BLOCK OF HIGHPOINT ROAD
MAP NUMBER :R6050 234
ACREAGE :6.17 ACRES
UNITS :49 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions
Vote: 8-0
Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes
Mitchell Yes
Zaman Absent
Tullis Yes (Second)
Crowe Yes
15. CASE NUMBER :**RZR2018-00001**
APPLICANT :PULTE GROUP, INC.
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :RA-200 TO OSC
LOCATION :2500 BLOCK OF BERRY HALL ROAD
MAP NUMBERS :R5344 001, 005, 023 & 064
ACREAGE :72.16 ACRES
UNITS :154 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions
Vote: 8-0
Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes
Mitchell Yes
Zaman Absent
Tullis Yes (Second)
Crowe Yes

H. NEW BUSINESS

1. CASE NUMBER :**RZC2018-00003**
APPLICANT :RON SURANI
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :O-1 TO C-2
LOCATION :2800 BLOCK OF FIVE FORKS TRICKUM ROAD
:2700 BLOCK OF JO BETH DRIVE
:RONALD REAGAN PARKWAY (RAMP)
MAP NUMBER :R5012 010
ACREAGE :6.56 ACRES
SQUARE FEET :8,500 SQUARE FEET
PROPOSED DEVELOPMENT :COMMERICAL & CONVENIENCE STORE W/FUEL PUMPS
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial without prejudice
Vote: 8-0
Hastings Yes Mitchell Yes
Edinger Yes (Motion) Zaman Absent
Warbington Yes Tullis Yes (Second)
Dixon Yes Crowe Yes
Still Yes
2. CASE NUMBER :**RZC2018-00004**
APPLICANT :THE WORTHING COMPANIES
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :C-2 TO MU-R
LOCATION :1300-1400 BLOCKS OF NORTHBROOK PARKWAY
:1000 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBER :R7124 005
ACREAGE :18.65 ACRES
SQUARE FEET :79,000 SQUARE FEET (OFFICE)
:300 UNITS (MULTI-FAMILY)
PROPOSED DEVELOPMENT :MIXED-USE DEVELOPMENT
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions
Vote: 8-0
Hastings Yes (Motion) Mitchell Yes (Second)
Edinger Yes Zaman Absent
Warbington Yes Tullis Yes
Dixon Yes Crowe Yes
Still Yes

3. CASE NUMBER :**RZR2018-00003**
APPLICANT :ANDREW VAZEMILLER
CONTACT :ANDREW VAZEMILLER
PHONE NUMBER :770.891.8939
ZONING CHANGE :OSC TO RA-200
LOCATION :3600 BLOCK OF HOG MOUNTAIN ROAD
MAP NUMBERS :R3001 131 & 132
ACREAGE :10.64 ACRES
UNITS :2 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY RESIDENCE
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes (Motion)
Crowe Yes
4. CASE NUMBER :**SUP2018-00006**
APPLICANT :ERVIN AUTOMOTIVE SOLUTIONS, LLC
CONTACT :MATTHEW J. ERVIN
PHONE NUMBER :404.819.5984
ZONING :C-2
LOCATION :500 BLOCK OF TAYLOR ROAD
MAP NUMBER :R7110 008
ACREAGE :0.622 ACRE
SQUARE FEET :2,600 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOTIVE REPAIR (BUFFER REDUCTION)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes
Crowe Yes (Second)
5. CASE NUMBER :**SUP2018-00007**
APPLICANT :JUSTINA OBODE
CONTACT :JUSTINA OBODE
PHONE NUMBER :678.520.2837
ZONING :RA-200
LOCATION :1600 BLOCK OF NEW HOPE ROAD
MAP NUMBER :R5201 061
ACREAGE :1.05 ACRES
PROPOSED DEVELOPMENT :COMMUNITY LIVING ARRANGEMENT (RENEWAL)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with conditions
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes
Vote: 8-0
Mitchell Yes
Zaman Absent
Tullis Yes (Motion)
Crowe Yes

6. CASE NUMBER	: SUP2018-00008
APPLICANT	:3D PROJECT MANAGEMENT
CONTACT	:DAVID GAY
PHONE NUMBER	:678.794.8182
ZONING	:RA-200
LOCATION	:2900-3000 BLOCKS OF PUCKETTS MILL ROAD
	:INTERSTATE 85
MAP NUMBER	:R7139 004
ACREAGE	:25.6 ACRES
SQAURE FEET	:14,215 SQUARE FEET
PROPOSED DEVELOPMENT	:SCHOOL
COMMISSION DISTRICT	:(4) HEARD
DEPARTMENT RECOMMENDATION	: APPROVAL WITH CONDITIONS
PC Action: Approval with conditions	Vote: 8-0
Hastings Yes	Mitchell Yes
Edinger Yes	Zaman Absent
Warbington Yes	Tullis Yes
Dixon Yes (Second)	Crowe Yes (Motion)
Still Yes	

I. AUDIENCE COMMENTS

J. COMMITTEE REPORTS

K. COMMENTS BY STAFF AND PLANNING COMMISSION

L. ADJOURNMENT