



MUNICIPAL-GWINNETT COUNTY PLANNING COMMISSION

PUBLIC HEARING AGENDA

GWINNETT JUSTICE AND ADMINISTRATION CENTER TUESDAY, FEBRUARY 4, 2020 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 770.822.8165.

- 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 (JANUARY 7, 2020 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

1. CASE NUMBER	:RZM2019-00015 (PUBLIC HEARING HELD)
APPLICANT	:BRAND PROPERTIES, LLC
CONTACT	:MELODY A. GLOUTON, ESQ.
PHONE NUMBER	:770.822.0900
ZONING CHANGE	:C-2 TO RM-24
LOCATION	:1800-1900 BLOCKS OF DULUTH HIGHWAY :5000 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBERS	:R7081 013 & 153
ACREAGE	:11.74 ACRES
UNITS	:257 UNITS
PROPOSED DEVELOPMENT	:APARTMENTS (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	: APPROVAL WITH CONDITIONS

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2. CASE NUMBER	:RZR2019-00024
APPLICANT	:CKK DEVELOPMENT SERVICES
CONTACT	:DUNCAN CORLEY
PHONE NUMBER	:770.676.6555
ZONING CHANGE	:RA-200 & R-100 TO TND
LOCATION	:2800 BLOCK OF BART JOHNSON ROAD
MAP NUMBER	:R7223 002
ACREAGE	:58.49 ACRES
UNITS	:245 UNITS
PROPOSED DEVELOPMENT	:TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION)
COMMISSION DISTRICT	:(4) FOSQUE
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS AS OSC
3. CASE NUMBER	:SUP2019-00083
APPLICANT	:CMES, INC.
CONTACT	:MELODY A. GLOUTON, ESQ.
PHONE NUMBER	:770.822.0900
ZONING	:M-1
LOCATION	:3900 BLOCK OF STEVE REYNOLDS BOULEVARD :1500 BLOCK OF PAVILION PLACE
MAP NUMBERS	:R6202 019 & 035
ACREAGE	:16.91 ACRES
SQUARE FEET	:67,305 SQUARE FEET
PROPOSED DEVELOPMENT	:CONTRACTOR'S OFFICE, HEAVY/CIVIL CONSTRUCTION
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:DENIAL
4. CASE NUMBER	:RZC2020-00001 (PUBLIC HEARING HELD)
APPLICANT	:VDC DEVELOPMENT GROUP, LLC
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING CHANGE	:MUO TO O-I
LOCATION	:5900 BLOCK OF THOMPSON MILL ROAD
MAP NUMBER	:R3006 006
ACREAGE	:11.52 ACRES
UNITS	:308 UNITS
SQUARE FEET	:544,950 SQUARE FEET
PROPOSED DEVELOPMENT	:INDEPENDENT LIVING, RETIREMENT COMMUNITY
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

5. CASE NUMBER	:SUP2020-00006 (PUBLIC HEARING HELD)
APPLICANT	:VDC DEVELOPMENT GROUP, LLC
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING	:O-I (PROPOSED)
LOCATION	:5900 BLOCK OF THOMPSON MILL ROAD
MAP NUMBER	:R3006 006
ACREAGE	:11.52 ACRES
UNITS	:308 UNITS
SQUARE FEET	:544,950 SQUARE FEET
PROPOSED DEVELOPMENT	:INDEPENDENT LIVING, RETIREMENT COMMUNITY
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
6. CASE NUMBER	:SUP2020-00007 (PUBLIC HEARING HELD)
APPLICANT	:VDC DEVELOPMENT GROUP, LLC
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING	:O-I (PROPOSED)
LOCATION	:5900 BLOCK OF THOMPSON MILL ROAD
MAP NUMBER	:R3006 006
ACREAGE	:11.52 ACRES
UNITS	:308 UNITS
SQUARE FEET	:544,950 SQUARE FEET
PROPOSED DEVELOPMENT	:BUILDING HEIGHT INCREASE
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
7. CASE NUMBER	:RZC2020-00002
APPLICANT	:QUATTROK, LLC
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:R-100, O-I, C-2 & M-2 TO MU-R
LOCATION	:2700 BLOCK OF MEADOW CHURCH ROAD
	:1200 BLOCK OF OLD PEACHTREE ROAD
	:1700 BLOCK OF MEADOW DRIVE
MAP NUMBERS	:R7156 011, 012 & 013
ACREAGE	:17.06 ACRES
UNITS	:390 UNITS
SQUARE FEET	:13,700 SQUARE FEET
PROPOSED DEVELOPMENT	:MIXED-USE DEVELOPMENT (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

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8. CASE NUMBER	:RZC2020-00003
APPLICANT	:WF SUGAR HILL, LLC
CONTACT	:TRAVIS SMITH
PHONE NUMBER	:770.910.3936
ZONING CHANGE	:C-1 TO C-2
LOCATION	:5900 BLOCK OF CUMMING HIGHWAY :5800 BLOCK OF SUWANEE DAM ROAD
MAP NUMBER	:R7339 014
ACREAGE	:0.8 ACRE
SQUARE FEET	:4,725 SQUARE FEET
PROPOSED DEVELOPMENT	:CAR WASH (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
9. CASE NUMBER	:SUP2020-00008
APPLICANT	:WF SUGAR HILL, LLC
CONTACT	:TRAVIS SMITH
PHONE NUMBER	:770.910.3936
ZONING	:C-2 (PROPOSED)
LOCATION	:5900 BLOCK OF CUMMING HIGHWAY :5800 BLOCK OF SUWANEE DAM ROAD
MAP NUMBERS	:R7339 014 & 085
ACREAGE	:1.29 ACRES
SQUARE FEET	:4,725 SQUARE FEET
PROPOSED DEVELOPMENT	:CAR WASH (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
10. CASE NUMBER	:RZM2020-00003
APPLICANT	:ACTION TECHNOLOGY SOLUTIONS
CONTACT	:TAYLOR HARRIS
PHONE NUMBER	:404.384.1826
ZONING CHANGE	:M-1 TO R-TH
LOCATION	:100 BLOCK OF HUFF DRIVE
MAP NUMBER	:R5019 014
ACREAGE	:10.84 ACRES
UNITS	:66 UNITS
PROPOSED DEVELOPMENT	:TOWNHOUSES
COMMISSION DISTRICT	:(4) FOSQUE
DEPARTMENT RECOMMENDATION	:DENIAL
11. CASE NUMBER	:CIC2020-00002
APPLICANT	:PULTE HOME COMPANY, LLC
CONTACT	:GAREN SMITH
PHONE NUMBER	:678.492.0229
ZONING	:OSC
LOCATION	:2500 BLOCK OF BERRY HALL ROAD
MAP NUMBER	:R5344 223
ACREAGE	:72.16 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:DENIAL

G. NEW BUSINESS

1. CASE NUMBER	:RZC2020-00004
APPLICANT	:MTH ENTERPRISES, INC.
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING CHANGE	:R-100 TO C-2
LOCATION	:2100 BLOCK OF ROSEDALE ROAD :3200 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBERS	:R6051 025 & 026
ACREAGE	:0.96 ACRE
SQUARE FEET	:7,550 SQUARE FEET
PROPOSED DEVELOPMENT	:COMMERCIAL RETAIL USES (BUFFER REDUCTION)
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
2. CASE NUMBER	:RZM2020-00004
APPLICANT	:MAHAFFEY PICKENS TUCKER, LLP
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:C-2 & M-1 TO HRR
LOCATION	:6600 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBERS	:R7157 030 & 102
ACREAGE	:7.38 ACRES
UNITS	:265 UNITS
PROPOSED DEVELOPMENT	:HIGH-RISE RESIDENTIAL
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
3. CASE NUMBER	:RZM2020-00005
APPLICANT	:MAHAFFEY PICKENS TUCKER, LLP
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:C-1 TO RM-24
LOCATION	:500 BLOCK OF WEBB GIN HOUSE ROAD
MAP NUMBER	:R5138 014
ACREAGE	:13.23 ACRES
UNITS	:300 UNITS
PROPOSED DEVELOPMENT	:APARTMENTS
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

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4. CASE NUMBER	:RZM2020-00009
APPLICANT	:MAHAFFEY PICKENS TUCKER, LLP
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:C-1 TO R-TH
LOCATION	:500 BLOCK OF WEBB GIN HOUSE ROAD
MAP NUMBER	:R5138 014
ACREAGE	:3.96 ACRES
UNITS	:30 UNITS
PROPOSED DEVELOPMENT	:TOWNHOUSES
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
5. CASE NUMBER	:RZM2020-00006
APPLICANT	:COMMONWEALTH DEVELOPMENT CORPORATION
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:R-100 & C-2 TO RM-13
LOCATION	:8000 BLOCK OF SOUTH ROCKBRIDGE ROAD
MAP NUMBERS	:R6010 004 & 061
ACREAGE	:18.37 ACRES
UNITS	:192 UNITS
PROPOSED DEVELOPMENT	:APARTMENTS
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:DENIAL
6. CASE NUMBER	:RZR2020-00006
APPLICANT	:RICHARDSON HOUSING GROUP
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING CHANGE	:R-75 TO TND
LOCATION	:4400 BLOCK OF VERNON STREET
MAP NUMBERS	:4300 BLOCK OF SHADY DRIVE
ACREAGE	:R6158B005, 006, 007, 008 & 009
UNITS	:5.14 ACRES
PROPOSED DEVELOPMENT	:27 UNITS
COMMISSION DISTRICT	:TRADITIONAL NEIGHBORHOOD DEVELOPMENT
DEPARTMENT RECOMMENDATION	:(2) KU
	:APPROVAL WITH CONDITIONS

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7. CASE NUMBER	:RZR2020-00007
APPLICANT	:RICHARDSON HOUSING GROUP
CONTACT	:MITCH PEEVY
PHONE NUMBER	:770.614.6511
ZONING CHANGE	:R-75 TO TND
LOCATION	:4400 BLOCK OF VERNON STREET :4300 BLOCK OF SHADY DRIVE :700 BLOCK OF FREEMAN DRIVE :R6158B012, 013, 014 & 015
MAP NUMBERS	
ACREAGE	:5.81 ACRES
UNITS	:37 UNITS
PROPOSED DEVELOPMENT	:TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT	:(2) KU
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
8. CASE NUMBER	:RZR2020-00008 (APPLICANT WITHDRAWAL)
9. CASE NUMBER	:CIC2020-00005
APPLICANT	:AM REALTY GA, LLC
CONTACT	:ELLEN W. SMITH
PHONE NUMBER	:678.690.5720
ZONING	:C-3
LOCATION	:3200 BLOCK OF COMMERCE AVENUE
MAP NUMBER	:R6207 010
ACREAGE	:1.99 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
10. CASE NUMBER	:CIC2020-00006
APPLICANT	:WILMER E. SANABRIA
CONTACT	:ALICIA COLLAZO
PHONE NUMBER	:678.499.8162
ZONING	:O-I
LOCATION	:1400 BLOCK OF SCENIC HIGHWAY
MAP NUMBER	:R5074 296
ACREAGE	:0.41 ACRE
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

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11. CASE NUMBER	:CIC2020-00008
APPLICANT	:GS&T PROPERTIES, LLC
CONTACT	:MELODY A. GLOUTON, ESQ.
PHONE NUMBER	:770.822.0900
ZONING	:M-1
LOCATION	:500 BLOCK OF SATELLITE BOULEVARD :3200 BLOCK OF MCGINNIS FERRY ROAD
MAP NUMBER	:R7168 036
ACREAGE	:7.49 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:DENIAL
12. CASE NUMBER	:CIC2020-00009
APPLICANT	:CLAYTON PROPERTIES GROUP, INC. DBA CHAFIN BUILDER
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING	:OSC
LOCATION	:1600 BLOCK OF CHANDLER ROAD :1700 BLOCK OF SHARPTON TRAIL
MAP NUMBERS	:R5169 002 & R5184 022
ACREAGE	:70.15 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
13. CASE NUMBER	:CIC2020-00010
APPLICANT	:MANOR RESTORATIONS, LLC
CONTACT	:SHANE LANHAM
PHONE NUMBER	:770.232.0000
ZONING	:OSC
LOCATION	:3100 BLOCK OF BOLD SPRINGS ROAD :2700 BLOCK OF JONES PHILLIPS ROAD
MAP NUMBER	:R5325 007
ACREAGE	:53.67 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
14. CASE NUMBER	:SUP2020-00009
APPLICANT	:SYLANNIA WILLIAMS
PHONE NUMBER	:678.651.5514
ZONING	:R-100
LOCATION	:2400 BLOCK OF ROSEBUD ROAD
MAP NUMBER	:R5123 045
ACREAGE	:2.44 ACRES
SQUARE FEET	:2,165 SQUARE FEET
PROPOSED DEVELOPMENT	:FAMILY PERSONAL CARE HOME
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

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15. CASE NUMBER	:SUP2020-00010
APPLICANT	:RECOVERY FOUNDATIONS INC.
CONTACT	:BARRY HENSON
PHONE NUMBER	:678.557.2097
ZONING	:C-2
LOCATION	:2400 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER	:R5018 006A
ACREAGE	:0.27 ACRE
SQUARE FEET	:4,120 SQUARE FEET
PROPOSED DEVELOPMENT	:RESIDENTIAL REHABILITATION CENTER
COMMISSION DISTRICT	:(4) FOSQUE
16. CASE NUMBER	:SUP2020-00011
APPLICANT	:BETTINA S. BLAND
PHONE NUMBER	:678.887.2005
ZONING	:R-75
LOCATION	:300 BLOCK OF BLACK OAK COURT
MAP NUMBER	:R5140 191
ACREAGE	:0.40 ACRE
SQUARE FEET	:1,030 SQUARE FEET
PROPOSED DEVELOPMENT	:HOME OCCUPATION (HAIR SALON)
COMMISSION DISTRICT	:(4) FOSQUE
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
17. CASE NUMBER	:SUP2020-00012
APPLICANT	:BELAL BAKHTYAR
PHONE NUMBER	:404.430.5272
ZONING	:C-2
LOCATION	:1800 BLOCK OF OLD NORCROSS ROAD
MAP NUMBER	:R7004 001
ACREAGE	:3.06 ACRES
SQUARE FEET	:1,500 SQUARE FEET
PROPOSED DEVELOPMENT	:HOOKAH LOUNGE
COMMISSION DISTRICT	:(4) FOSQUE
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
18. CASE NUMBER	:SUP2020-00013
APPLICANT	:XIAO JUN WEN
PHONE NUMBER	:678.232.6957
ZONING	:M-1
LOCATION	:1800 BLOCK OF SHACKLEFORD COURT
MAP NUMBER	:R6210 026
ACREAGE	:1.76 ACRES
SQUARE FEET	:18,000 SQUARE FEET
PROPOSED DEVELOPMENT	:ADULT DAY CARE FACILITY
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS

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H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT