



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING OFFICIAL MINUTES

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, FEBRUARY 2, 2021 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

PC Action: Approved

Hartsock Yes

Edinger Yes (Motion)

Archer Yes

Barnard Yes

Elder Yes

Vote: 8-0

Park Absent

Crotser Yes (Second)

Williams Yes

Okoye Yes

D. APPROVAL OF MINUTES (JANUARY 6, 2021 MEETING)

PC Action: Approved

Hartsock Yes

Edinger Yes (Motion)

Archer Yes

Barnard Yes

Elder Yes

Vote: 8-0

Park Absent

Crotser Yes (Second)

Williams Yes

Okoye Yes

E. ANNOUNCEMENTS

F. OLD BUSINESS

1. CASE NUMBER: **RZM2020-00034 (PUBLIC HEARING HELD)**
APPLICANT: BRAND PROPERTIES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO RM-24
LOCATION: 1400 BLOCK OF SCENIC HIGHWAY
1400 BLOCK OF NORTH ROAD
MAP NUMBER: R5074 007
ACREAGE: 8.93 ACRES
UNITS: 214 UNITS
PROPOSED DEVELOPMENT: APARTMENTS
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Denial without Prejudice **Vote: 7-0-2**
Hartsock Yes Park Absent
Edinger Abstained Crotser Yes
Archer Yes (Motion) Williams Yes (Second)
Barnard Yes Okoye Yes
Elder Abstained
Councilman Tod Warner (City of Snellville Representative) Yes
2. CASE NUMBER: **SUP2020-00032**
APPLICANT: FOUR GUYS SEAFOOD & BAR
CONTACT: W. CHARLES "CHUCK" ROSS, ESQ.
PHONE NUMBER: 770.962.0100
ZONING: C-2
LOCATION: 1600 BLOCK OF PLEASANT HILL ROAD
MAP NUMBER: R6204 030
ACREAGE: 8.70 ACRES
SQUARE FEET: 4,000 SQUARE FEET
PROPOSED DEVELOPMENT: OUTDOOR STORAGE
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Approval with Conditions **Vote: 7-0-1**
Hartsock Yes (Motion) Park Absent
Edinger Yes (Second) Crotser Yes
Archer Yes Williams Yes
Barnard Yes Okoye Yes
Elder Abstained

3. CASE NUMBER: **CIC2020-00029**
APPLICANT: GEOSAM CAPITAL US GEORGIA, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING: R-100 CSO
LOCATION: 1600 BLOCK OF BROOKS ROAD
MAP NUMBER: R5247 019
ACREAGE: 29.98 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes
Williams Yes (Second)
Okoye Yes
4. CASE NUMBER: **RZM2020-00036**
APPLICANT: WALKER ANDERSON HOMES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO R-TH
LOCATION: 3200 BLOCK OF SUWANEE CREEK ROAD
MAP NUMBERS: R7166 045, 057, & 065
ACREAGE: 4.2 ACRES
UNITS: 32 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes
Williams Yes
Okoye Yes

5. CASE NUMBER: **RZR2020-00036**
APPLICANT: BRAND PROPERTIES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-ZT, O-I, & M-1 TO TND
LOCATION: 3000 BLOCK OF SPRIGGS ROAD
MAP NUMBERS: R7149 011B, R7172 009 & 019, & R7173 004
ACREAGE: 38.41 ACRES
UNITS: 133 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PC Action: Tabled to 3-2-2021

Hartsock Yes (Motion)
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes

Vote: 8-0

Park Absent
Crotser Yes
Williams Yes
Okoye Yes

6. CASE NUMBER: **SUP2021-00001 (PUBLIC HEARING HELD)**
APPLICANT: ANDREW THOMAS
PHONE NUMBER: 678.859.3184
ZONING: M-1
LOCATION: 4100 BLOCK OF ARCADIA INDUSTRIAL CIRCLE
MAP NUMBER: R6132 044
ACREAGE: 0.91 ACRE
PROPOSED DEVELOPMENT: TOWING/WRECKER SERVICE AND AUTOMOBILE REPAIR SHOP (RENEWAL)
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **DENIAL**

PC Action: Approval with Conditions

Hartsock Yes
Edinger Yes (Second)
Archer Yes
Barnard Yes
Elder Abstained

Vote: 7-0-1

Park Absent
Crotser Yes (Motion)
Williams Yes
Okoye Yes

7. CASE NUMBER: **SUP2021-00004**
APPLICANT: DONALD DRUMMONDS
PHONE NUMBER: 404.569.2725
ZONING: R-100
LOCATION: 200 BLOCK OF JOHNSON ROAD
MAP NUMBER: R7318 028
ACREAGE: 6.93 ACRES
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE EXCEEDING THE CUMULATIVE TOTAL OF 1,000 SQUARE FEET

COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes
8. CASE NUMBER: **RZC2021-00001**
APPLICANT: READ HOLDING, LLC
CONTACT: W. CHARLES "CHUCK" ROSS, ESQ.
PHONE NUMBER: 770.962.0100
ZONING CHANGE: M-1 TO M-2
LOCATION: 1500 BLOCK OF BEAVER RUIN ROAD
MAP NUMBERS: R6201 007A & 051
ACREAGE: 7.90 ACRES
SQUARE FEET: 70,600 SQUARE FEET
PROPOSED DEVELOPMENT: SOLID WASTE TRANSFER STATION
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes

9. CASE NUMBER: **SUP2021-00003**
APPLICANT: READ HOLDING, LLC
CONTACT: W. CHARLES "CHUCK" ROSS, ESQ.
PHONE NUMBER: 770.962.0100
ZONING: M-2 (PROPOSED)
LOCATION: 1500 BLOCK OF BEAVER RUIN ROAD
MAP NUMBERS: R6201 007A & 051
ACREAGE: 7.90 ACRES
SQUARE FEET: 70,600 SQUARE FEET
PROPOSED DEVELOPMENT: SOLID WASTE TRANSFER STATION
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes
10. CASE NUMBER: **RZC2021-00003**
APPLICANT: ATLANTIS ARNOLD RD, LLC
CONTACT: JULIE L. SELLERS
PHONE NUMBER: 404.664.1242
ZONING CHANGE: RM-8 & C-1 TO C-2
LOCATION: 2100 BLOCK OF LAWRENCEVILLE HIGHWAY
100 BLOCK OF ARNOLD ROAD
MAP NUMBERS: R5047 003 & 949
ACREAGE: 1.25 ACRES
SQUARE FEET: 2,695 SQUARE FEET
PROPOSED DEVELOPMENT: RESTAURANT WITH DRIVE THRU
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes
Williams Yes
Okoye Yes (Second)

11. CASE NUMBER: **RZM2021-00001**
APPLICANT: LDG DEVELOPMENT, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO RM-24
LOCATION: 1100-1200 BLOCKS OF NEW HOPE ROAD
1200 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBERS: R5182 004 & 012
ACREAGE: 16.99 ACRES
UNITS: 240 UNITS
PROPOSED DEVELOPMENT: APARTMENTS
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Tabled to 3-2-2021
Hartsock Yes
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes
12. CASE NUMBER: **RZR2021-00001**
APPLICANT: AMAZING HOME CONSTRUCTIONS, LLC
CONTACT: MITCH PEEVY
PHONE NUMBER: 770.361.8444
ZONING CHANGE: RA-200 TO R-100
LOCATION: 3400 BLOCK OF NEW HOPE ROAD
MAP NUMBER: R5314 014
ACREAGE: 19.53 ACRES
UNITS: 18 UNITS
PROPOSED DEVELOPMENT: SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Abstained
Vote: 7-0-1
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes

G. NEW BUSINESS

1. CASE NUMBER: **CIC2021-00003**
APPLICANT: LIVING WAY ALLIANCE CHURCH
CONTACT: CHIEU DANG
PHONE NUMBER: 678.516.0907
ZONING: R-100
LOCATION: 400-500 BLOCKS OF KILLIAN HILL ROAD
MAP NUMBER: R6111 004
ACREAGE: 4.53 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING (BUFFER REDUCTION)

COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PC Action: Approval with Conditions

Hartsock Yes

Edinger Yes (Motion)

Archer Yes

Barnard Yes

Elder Yes

Vote: 8-0

Park Absent

Crotser Yes (Second)

Williams Yes

Okoye Yes

2. CASE NUMBER: **SUP2021-00006**
APPLICANT: BERNADINO D'ALMEIDA
PHONE NUMBER: 404.422.1869
ZONING: M-1
LOCATION: 4100 BLOCK OF ARCADIA INDUSTRIAL CIRCLE
MAP NUMBER: R6125 022
ACREAGE: 0.99 ACRE
SQUARE FEET: 7,533 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR & AUTOMOBILE BODY REPAIR (RENEWAL)

COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **DENIAL**

PC Action: Tabled to 4-12-2021 (Public Hearing Held) Vote: 8-0

Hartsock Yes

Edinger Yes (Motion)

Archer Yes

Barnard Yes

Elder Yes

Vote: 8-0

Park Absent

Crotser Yes (Second)

Williams Yes

Okoye Yes

3. CASE NUMBER:
APPLICANT:
PHONE NUMBER:
ZONING:
LOCATION:
MAP NUMBER:
ACREAGE:
SQUARE FEET:
PROPOSED DEVELOPMENT:
COMMISSION DISTRICT:
DEPARTMENT RECOMMENDATION:
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Yes

SUP2021-00007
ESTHER D. VENTURA GARCIA
678.362.9633
R-100
1400 BLOCK OF YORKTOWN DRIVE
R7045 113
0.3 ACRE
2,466 SQUARE FEET
HOME OCCUPATION (HAIR SALON)
(4) FOSQUE

APPROVAL WITH CONDITIONS

Vote: 8-0
Park Absent
Crotser Yes
Williams Yes
Okoye Yes (Motion)

4. CASE NUMBER:
APPLICANT:
CONTACT:
PHONE NUMBER:
ZONING:
LOCATION:
MAP NUMBER:
ACREAGE:
SQUARE FEET:
PROPOSED DEVELOPMENT:
COMMISSION DISTRICT:
DEPARTMENT RECOMMENDATION:
PC Action: Approval with Conditions
Hartsock Out of Room
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes

SUP2021-00008
RAIN DROP PROPERTIES
GHAFFAR BALUSHI
678.949.1494
C-2
3400 BLOCK OF STONE MOUNTAIN HIGHWAY
R6052 053
0.69 ACRES
7,160 SQUARE FEET
AUTOMOBILE REPAIR SHOP
(3) WATKINS

APPROVAL WITH CONDITIONS

Vote: 7-0
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes

5. CASE NUMBER: **SUP2021-00009**
APPLICANT: RAIN DROP PROPERTIES
CONTACT: GHAFAR BALUSHI
PHONE NUMBER: 678.949.1494
ZONING: C-2
LOCATION: 3400 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER: R6052 053
ACREAGE: 0.69 ACRES
SQUARE FEET: 7,160 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE PARTS STORE WITH INSTALLATION
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Out of Room
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes
Vote: 7-0
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes
6. CASE NUMBER: **SUP2021-00010**
APPLICANT: HABIB & HABIB HOLDING, LLC
CONTACT: ERIC JOHANSEN
PHONE NUMBER: 678.571.4843
ZONING: C-2
LOCATION: 4300 BLOCK OF BUFORD HIGHWAY
MAP NUMBER: R6259 042
ACREAGE: 1.16 ACRES
SQUARE FEET: 3,000 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE SALES AND SERVICE
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes (Motion)
Archer Yes
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes

7. CASE NUMBER: **SUP2021-00011**
APPLICANT: HABIB & HABIB HOLDING, LLC
CONTACT: ERIC JOHANSEN
PHONE NUMBER: 678.571.4843
ZONING: C-2
LOCATION: 4300 BLOCK OF BUFORD HIGHWAY
MAP NUMBER: R6259 042
ACREAGE: 1.16 ACRES
SQUARE FEET: 3,000 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR SHOP
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes (Motion)
Archer Yes
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes
8. CASE NUMBER: **RZC2021-00004**
APPLICANT: MARE PROPERTIES, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: RM TO C-1
LOCATION: 3400 BLOCK OF SWEETWATER ROAD
3400 BLOCK OF SWEETWATER CLUB DRIVE
MAP NUMBER: R6204 004
ACREAGE: 1.63 ACRES
SQUARE FEET: 7,500 SQUARE FEET
PROPOSED DEVELOPMENT: CONVENIENCE STORE W/FUEL PUMPS (BUFFER REDUCTION)
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Tabled to 3-2-2021
Hartsock Yes (Motion)
Edinger Yes (Second)
Archer Yes
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes
Williams Yes
Okoye Yes

9. CASE NUMBER: **RZC2021-00005**
APPLICANT: 27TH GROUP PROPERTIES, LLC
CONTACT: SHAUN R. ADAMS, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: O-I TO C-1
LOCATION: 4700 BLOCK OF JIMMY CARTER BOULEVARD
MAP NUMBER: R6169 008A
ACREAGE: 2.85 ACRES
SQUARE FEET: 6,000 SQUARE FEET
PROPOSED DEVELOPMENT: CONVENIENCE STORE W/FUEL PUMPS
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-2-2021
Hartsock Yes
Edinger Yes (Motion)
Archer Yes
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes
10. CASE NUMBER: **RZC2021-00006**
APPLICANT: CIVIL CONSULTING ENGINEERS, INC.
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: R-100 TO C-1
LOCATION: 4200 BLOCK OF ANNISTOWN ROAD
3300 BLOCK OF JOHNSON DRIVE
MAP NUMBER: R6028 001
ACREAGE: 2.91 ACRES
SQUARE FEET: 4,200 SQUARE FEET
PROPOSED DEVELOPMENT: CONVENIENCE STORE W/FUEL PUMPS
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-2-2021 (Public Hearing Held) Vote: 8-0
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Park Absent
Crotser Yes
Williams Yes (Second)
Okoye Yes
11. CASE NUMBER: **RZM2020-00042 (ADMINISTRATIVELY HELD)**
12. CASE NUMBER: **RZM2020-00043 (ADMINISTRATIVELY HELD)**
13. CASE NUMBER: **RZR2020-00049 (ADMINISTRATIVELY HELD)**

14. CASE NUMBER: **RZM2021-00002**
APPLICANT: RETAIL PLANNING CORPORATION
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: RA-200 & R-100 TO RM-13
LOCATION: 3600 BLOCK OF LOGANVILLE HIGHWAY
MAP NUMBERS: R5162 050 & 5163 012
ACREAGE: 21.33 ACRES
UNITS: 276 UNITS
PROPOSED DEVELOPMENT: APARTMENTS (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**

PC Action: Tabled to 3-2-2021 (Public Hearing Held) Vote: 8-0

Hartsock	Yes	Park	Absent
Edinger	Yes	Crotser	Yes
Archer	Yes (Motion)	Williams	Yes (Second)
Barnard	Yes	Okoye	Yes
Elder	Yes		

15. CASE NUMBER: **RZR2021-00003**
APPLICANT: RETAIL PLANNING CORPORATION
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO TND
LOCATION: 200 BLOCK OF HOKE O'KELLY MILL ROAD
MAP NUMBER: R5163 012
ACREAGE: 20.68 ACRES
UNITS: 123 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**

PC Action: Tabled to 3-2-2021 (Public Hearing Held) Vote: 8-0

Hartsock	Yes	Park	Absent
Edinger	Yes	Crotser	Yes
Archer	Yes (Motion)	Williams	Yes (Second)
Barnard	Yes	Okoye	Yes
Elder	Yes		

16. CASE NUMBER: **RZM2021-00003 (ADMINISTRATIVELY HELD)**

17. CASE NUMBER: **RZM2021-00004**
APPLICANT: SENIOR DESIGN GROUP, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: R-75 TO R-TH
LOCATION: 1300 BLOCK OF OLD NORCROSS ROAD
1300 BLOCK OF HILLANDALE ROAD
MAP NUMBERS: R5081 246, 519 & R7006 017
ACREAGE: 8.31 ACRES
UNITS: 62 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Tabled to 3-2-2021
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes
Williams Yes
Okoye Yes (Second)

18. CASE NUMBER: **RZM2021-00005**
APPLICANT: SENIOR DESIGN GROUP, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: R-100 TO R-TH
LOCATION: 3800 BLOCK OF CENTERVILLE ROSEBUD ROAD
MAP NUMBER: R6019 007B
ACREAGE: 4.09 ACRES
UNITS: 30 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 3-2-2021
Hartsock Yes
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes

19. CASE NUMBER: **RZM2021-00006**
APPLICANT: CKK DEVELOPMENT SERVICES
CONTACT: DUNCAN CORLEY
PHONE NUMBER: 770.676.6555
ZONING CHANGE: R-100 TO R-TH
LOCATION: 3700 BLOCK OF LOGANVILLE HIGHWAY
3700 BLOCK OF BAY CREEK ROAD
MAP NUMBER: R5162 035
ACREAGE: 13.32 ACRES
UNITS: 91 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Tabled to 3-2-2021
Hartsock Yes
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes
Vote: 8-0
Park Absent
Crotser Yes
Williams Yes (Motion)
Okoye Yes

20. CASE NUMBER: **RZR2021-00004**
APPLICANT: MARLEY CONSTRUCTION, LLC
CONTACT: DARRELL VAUGHN
PHONE NUMBER: 404.561.4267
ZONING CHANGE: RA-200 TO R-75
LOCATION: 1300 BLOCK OF EWING CHAPEL ROAD
MAP NUMBER: R5266 005A
ACREAGE: 17.32 ACRES
UNITS: 50 UNITS
PROPOSED DEVELOPMENT: SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-100**
PC Action: Tabled to 3-2-2021 (Public Hearing Held) Vote: 8-0
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Park Absent
Crotser Yes
Williams Yes (Second)
Okoye Yes

21. CASE NUMBER: **RZR2021-00005**
APPLICANT: 5TH DEGREE, LLC
CONTACT: SHAUN R. ADAMS, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: R-100 TO R-75
LOCATION: 1400 BLOCK OF OLD PEACHTREE ROAD
MAP NUMBER: R7156 001A
ACREAGE: 2.04 ACRES
UNITS: 5 UNITS
PROPOSED DEVELOPMENT: SINGLE-FAMILY RESIDENCES
COMMISSION DISTRICT: (1) CARDEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes
Elder Yes

Vote: 8-0
Park Absent
Crotser Yes (Second)
Williams Yes
Okoye Yes

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT