

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION****PUBLIC HEARING OFFICIAL MINUTES****GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, MARCH 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

Vote: 9-0

Hartsock Yes

Park Yes

Edinger Yes (Motion)

Crotser Yes (Second)

Archer Yes

Williams Yes

Barnard Yes

Okoye Yes

Elder Yes

D. APPROVAL OF MINUTES (FEBRUARY 2, 2021 MEETING)

PC Action: Approved

Vote: 9-0

Hartsock Yes

Park Yes

Edinger Yes (Second)

Crotser Yes (Motion)

Archer Yes

Williams Yes

Barnard Yes

Okoye Yes

Elder Yes

E. ANNOUNCEMENTS

F. OLD BUSINESS

1. 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 4-12-2021
Hartsock Yes (Motion)
Edinger Yes (Second)
Archer Yes
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes
2. 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: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes

3. 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: Approval with Conditions
Hartsock Yes (Motion)
Edinger Yes
Archer Yes
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes (Second)
Crotser Yes
Williams Yes
Okoye Yes
4. 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: Approval with Conditions
Hartsock Yes
Edinger Yes (Second)
Archer Yes
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes (Motion)
Williams Yes
Okoye Yes

5. CASE NUMBER: **RZC2021-00006 (PUBLIC HEARING HELD)**
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 4-12-2021
Vote: 9-0
Hartsock Yes
Park Yes
Edinger Yes
Crotser Yes
Archer Yes (Motion)
Williams Yes (Second)
Barnard Yes
Okoye Yes
Elder Yes
6. CASE NUMBER: **RZM2021-00002 (PUBLIC HEARING HELD)**
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: Denial
Vote: 9-0
Hartsock Yes
Park Yes
Edinger Yes
Crotser Yes
Archer Yes (Motion)
Williams Yes (Second)
Barnard Yes
Okoye Yes
Elder Yes

7. CASE NUMBER: **RZR2021-00003 (PUBLIC HEARING HELD)**
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: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes
8. 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 4-12-2021
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)

9. 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 4-12-2021
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes
10. 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: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes

11. CASE NUMBER: **RZR2021-00004 (PUBLIC HEARING HELD)**
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: Approval with Conditions as R-100 Vote: 9-0

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

G. NEW BUSINESS

1. CASE NUMBER: **CIC2021-00004**
APPLICANT: SCENIC CAPITAL, LLC
CONTACT: JUSTIN ABERNATHY
PHONE NUMBER: 678.858.0415
ZONING: C-2
LOCATION: 1100 BLOCK OF SCENIC HIGHWAY
MAP NUMBERS: R5086 700 & R5087 707
ACREAGE: 2.66 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

PC Action: Approval with Conditions

Vote: 9-0

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

2. CASE NUMBER: **CIC2021-00005**
APPLICANT: DRB GROUP GEORGIA, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING: TND
LOCATION: 1200 BLOCK OF WINDER HIGHWAY
1500 BLOCK OF CEDARS ROAD
MAP NUMBERS: R5210 008 & 012 & R5239 005 & 034
ACREAGE: 38.21 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)
3. CASE NUMBER: **CIC2021-00006**
APPLICANT: ROMAN INTERNATIONAL, LLC
CONTACT: ALEX ROMAN
PHONE NUMBER: 404.578.3448
ZONING: C-2
LOCATION: 3500 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER: R6052 006C
ACREAGE: 1.71 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Second)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Motion)
Okoye Yes

4. CASE NUMBER: **CIC2021-00007**
APPLICANT: BRIDGELINE PROPERTIES, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING: C-2
LOCATION: 1200 BLOCK OF BEAVER RUIN ROAD
4100 BLOCK OF ARC WAY
MAP NUMBER: R6184 009B
ACREAGE: 1.28 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING
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: 8-1
Park Yes (Second)
Crotser No
Williams Yes
Okoye Yes
5. CASE NUMBER: **SUP2021-00012**
APPLICANT: YOUSEF SEHA
PHONE NUMBER: 404.542.5823
ZONING: C-2
LOCATION: 2000 BLOCK OF OLD NORCROSS ROAD
MAP NUMBER: R7036 097
ACREAGE: 0.60 ACRE
SQUARE FEET: 4,643 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE REPAIR SHOP
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Motion)

6. CASE NUMBER: **SUP2021-00013**
APPLICANT: AKRAM ABDELMASIH
CONTACT: EHAB ABDELMESSIH
PHONE NUMBER: 404.468.4376
ZONING: C-2
LOCATION: 3600 BLOCK OF HEWATT COURT
MAP NUMBER: R6053 167
ACREAGE: 0.48 ACRE
SQUARE FEET: 5,040 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE BODY & REPAIR SHOP (RENEWAL)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes
7. CASE NUMBER: **SUP2021-00016**
APPLICANT: CECILYN MURRAY-BARRETT
PHONE NUMBER: 404.993.7544
ZONING: R-100
LOCATION: 3200 BLOCK OF LEE ROAD
MAP NUMBER: R4318 034
ACREAGE: 1.0 ACRES
SQUARE FEET: 2,752 SQUARE FEET
PROPOSED DEVELOPMENT: COMMUNITY LIVING ARRANGEMENT
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Denial
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes

8. CASE NUMBER: **SUP2021-00018**
APPLICANT: RENEW WORLD OUTREACH, INC.
PHONE NUMBER: 678.344.1293
ZONING: R-100, RM-6 & O-I
LOCATION: 3000-3200 BLOCKS OF WYCLIFFE WAY
MAP NUMBER: R6026 007
ACREAGE: 11.02 ACRES
SQUARE FEET: 4,256 SQUARE FEET
PROPOSED DEVELOPMENT: PLACE OF WORSHIP (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 Yes

Vote: 9-0

Park Yes

Crotser Yes

Williams Yes (Second)

Okoye Yes

9. CASE NUMBER: **RZC2021-00007**
APPLICANT: LAWRENCEVILLE REAL ESTATE INVESTMENTS, LLC
CONTACT: SHAUN R. ADAMS, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: RA-200 TO C-2
LOCATION: 2700 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBER: R5012 082
ACREAGE: 11.14 ACRES
SQUARE FEET: 5,196 SQUARE FEET
PROPOSED DEVELOPMENT: CONTRACTOR'S OFFICE (BUFFER REDUCTION)
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **DENIAL**

PC Action: Denial

Hartsock Yes

Edinger Yes (Motion)

Archer Yes

Barnard Yes

Elder Yes

Vote: 9-0

Park Yes

Crotser Yes (Second)

Williams Yes

Okoye Yes

10. CASE NUMBER: **SUP2021-00014**
APPLICANT: LAWRENCEVILLE REAL ESTATE INVESTMENTS, LLC
CONTACT: SHAUN R. ADAMS, ESQ.
PHONE NUMBER: 770.822.0900
ZONING: C-2 (PROPOSED)
LOCATION: 2700 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBER: R5012 082
ACREAGE: 11.14 ACRES
SQUARE FEET: 5,196 SQUARE FEET
PROPOSED DEVELOPMENT: OUTDOOR STORAGE (BUFFER REDUCTION)
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Denial
Hartsock Yes
Edinger Yes (Motion)
Archer Yes
Barnard Yes
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes (Second)
Williams Yes
Okoye Yes
11. CASE NUMBER: **RZC2021-00008**
APPLICANT: MLC PARTNERS, LLC
CONTACT: ETHAN UNDERWOOD
PHONE NUMBER: 770.781.4100
ZONING CHANGE: R-100 TO C-2
LOCATION: 1600 BLOCK OF BUFORD DAM ROAD
MAP NUMBER: R7362 003
ACREAGE: 6.65 ACRES
SQUARE FEET: 69,540 SQUARE FEET
PROPOSED DEVELOPMENT: OUTDOOR STORAGE FACILITY (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)

12. CASE NUMBER: **SUP2021-00015**
APPLICANT: MLC PARTNERS, LLC
CONTACT: ETHAN UNDERWOOD
PHONE NUMBER: 770.781.4100
ZONING: C-2 (PROPOSED)
LOCATION: 1600 BLOCK OF BUFORD DAM ROAD
MAP NUMBER: R7362 003
ACREAGE: 6.65 ACRES
SQUARE FEET: 69,540 SQUARE FEET
PROPOSED DEVELOPMENT: OUTDOOR STORAGE FACILITY (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)
13. CASE NUMBER: **RZC2021-00009**
APPLICANT: INDUS PROPERTIES, LLC
CONTACT: ERIC JOHANSEN
PHONE NUMBER: 678.571.4843
ZONING CHANGE: C-1 & C-2 TO C-2
LOCATION: 2300 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBERS: R5047 008 & 008B
ACREAGE: 1.67 ACRES
SQUARE FEET: 4,450 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE SALES & RELATED SERVICE (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Motion)

14. CASE NUMBER: **SUP2021-00017**
APPLICANT: INDUS PROPERTIES, LLC
CONTACT: ERIC JOHANSEN
PHONE NUMBER: 678.571.4843
ZONING: C-2 (PROPOSED)
LOCATION: 2300 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBERS: R5047 008 & 008B
ACREAGE: 1.67 ACRES
SQUARE FEET: 4,450 SQUARE FEET
PROPOSED DEVELOPMENT: AUTOMOBILE SALES & RELATED SERVICE (BUFFER REDUCTION)

COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Motion)
15. CASE NUMBER: **RZM2020-00042 (ADMINISTRATIVELY HELD)**
16. CASE NUMBER: **RZM2020-00043 (ADMINISTRATIVELY HELD)**
17. CASE NUMBER: **RZR2020-00049 (ADMINISTRATIVELY HELD)**
18. CASE NUMBER: **RZM2021-00003**
APPLICANT: EDGE CITY PROPERTIES, INC.
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO R-TH
LOCATION: 1800 BLOCK OF AZALEA DRIVE
1900 BLOCK OF BUFORD DRIVE
MAP NUMBERS: R7091 019, 026, 034, 040, 046, 319, 321 & 333
ACREAGE: 29.58 ACRES
UNITS: 216 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-12-2021 (Public Hearing Held) Vote: 9-0
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Second)
Elder Yes
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Motion)

19. CASE NUMBER: **RZM2021-00007**
APPLICANT: THE REVIVE LAND GROUP, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 MOD, R-75 MOD & R-TH TO R-TH
LOCATION: 2500 BLOCK OF IVY CREEK ROAD
MAP NUMBER: R7142 006
ACREAGE: 31.37 ACRES
UNITS: 158 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-12-2021
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)
20. CASE NUMBER: **RZM2021-00008**
APPLICANT: THE REVIVE LAND GROUP, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: RA-200 & C-2 TO RM-13
LOCATION: 2800 BLOCK OF GRAVEL SPRINGS ROAD
2500 BLOCK OF IVY CHURCH ROAD
MAP NUMBER: R7142 006
ACREAGE: 25.76 ACRES
UNITS: 158 UNITS
PROPOSED DEVELOPMENT: APARTMENTS
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **DENIAL**
PC Action: Tabled to 4-12-2021
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes
Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)

21. CASE NUMBER: **RZR2021-00006**
APPLICANT: STONE MANOR HOLDINGS, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: RA-200 TO TND
LOCATION: 3100-3200 BLOCKS OF HAMILTON MILL ROAD
MAP NUMBERS: R1001 063, 064, 065 & 066
ACREAGE: 14.47 ACRES
UNITS: 64 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-12-2021 (Public Hearing Held) Vote: 9-0
Hartsock Yes Park Yes
Edinger Yes Crotser Yes
Archer Yes Williams Yes
Barnard Yes (Second) Okoye Yes (Motion)
Elder Yes

22. CASE NUMBER: **RZR2021-00007**
APPLICANT: GWINNETT DEVELOPMENT CORPORATION
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-100 TO TND
LOCATION: 900 BLOCK OF LAKEVIEW ROAD
900 BLOCK OF GRAYSON PARKWAY
MAP NUMBERS: R5103 008, 176, 177, 178 & 179
ACREAGE: 11.86 ACRES
UNITS: 60 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Tabled to 4-12-2021 (Public Hearing Held) Vote: 9-0
Hartsock Yes Park Yes
Edinger Yes (Second) Crotser Yes
Archer Yes (Motion) Williams Yes
Barnard Yes Okoye Yes
Elder Yes

23. CASE NUMBER: **RZR2021-00008**
APPLICANT: PARKLAND COMMUNITIES, INC.
CONTACT: MITCH PEEVY
PHONE NUMBER: 770.361.8444
ZONING CHANGE: R-75 TO TND
LOCATION: 100 BLOCK OF SWEETGUM ROAD
700-800 BLOCKS OF SPRINGLAKE ROAD
MAP NUMBERS: R5206 002, 003 & 018
ACREAGE: 67.50 ACRES
UNITS: 317 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER
REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes
Barnard Yes (Motion)
Elder Yes

Vote: 9-0
Park Yes
Crotser Yes
Williams Yes
Okoye Yes (Second)

24. CASE NUMBER: **RZR2021-00009**
APPLICANT: LABRI GROUP, LP
CONTACT: MITCH PEEVY
PHONE NUMBER: 770.361.8444
ZONING CHANGE: R-100 TO OSC
LOCATION: 1400 BLOCK OF BOWMAN ROAD
1600 BLOCK OF CHANDLER ROAD
MAP NUMBER: R5184 021
ACREAGE: 49.90 ACRES
UNITS: 102 UNITS
PROPOSED DEVELOPMENT: OPEN SPACE CONSERVATION SUBDIVISION
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hartsock Yes
Edinger Yes
Archer Yes (Motion)
Barnard Yes
Elder Yes

Vote: 9-0
Park Yes
Crotser Yes
Williams Yes (Second)
Okoye Yes

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT