

Board of Commissioners

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Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



Public Hearing Agenda Tuesday, August 25, 2015 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** August 18, 2015
- **Briefing 10:30am:** August 18, 2015
- **Informal Business Discussion 12:00pm:** August 18, 2015
- **Executive Session:** August 18, 2015
- **Business Session:** August 18, 2015
- **Informal Business Discussion 3:00pm:** August 18, 2015

V. Announcements

- **Proclamation:** Great Exchange on Transportation Week
- **Proclamation:** Grayson High School Girls Soccer 2015 State Championship
- **Proclamation:** Wesleyan High School Boys Baseball 2015 State Championship

VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2015-0470 CIC2015-00008. Applicant: Mahaffey, Pickens, Tucker, LLP, Owners: Wendell Blount, et al, Change in Conditions of Zoning on Property Zoned R-ZT, District 7 Land Lot 143 Parcels 004 & 005, 2900 Block of Gravel Springs Road, 48 Acres. District 4/Heard (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2015]

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VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2015-0471 RZR2015-00007, Applicant: Mahaffey, Pickens, Tucker, LLP, Owners: Wendell Blount, et al, RA-200 & R-TH to R-60, Single-Family Subdivision, District 7 Land Lot 143 Parcels 004 & 005, 2900 Block of Gravel Springs Road, 19 Acres. District 4/Heard (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2015]

2015-0698 CIC2015-00012, Applicant: Terrance Miller, Owner: JEKA Property Investments, LLC, Change in Conditions to allow Automobile Sales on Property Zoned C-2, District 6 Land Lot 190 Parcel 172, 5000 Block of Jimmy Carter Boulevard, 6000 Block of Rockbridge School Road, 0.69 Acre. District 2/Howard (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2015-0700 SUP2015-00018, Applicant: Terrance Miller, Owner: JEKA Property Investments, LLC, for a Special Use Permit in a C-2 Zoning District for Automobile Sales, District 6 Land Lot 190 Parcel 172, 5000 Block of Jimmy Carter Boulevard, 6000 Block of Rockbridge School Road, 0.69 Acre. District 2/Howard (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2015-0707 RZC2015-00014, Applicant: Xiu Ping Xi, Owner: JDM, Inc., C-2 & M-1 to C-2, Automobile Sales, Service and Body Repair, District 6 Land Lot 201 Parcels 008A & 108, 1600 Block of Beaver Run Road, 1.87 Acres. District 1/Brooks (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2015-0708 SUP2015-00019, Applicant: Xiu Ping Xi, Owner: JDM, Inc., for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Sales & Service, District 6 Land Lot 201 Parcels 008A & 108, 1600 Block of Beaver Run Road, 1.87 Acres. District 1/Brooks (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2015-0709 SUP2015-00020, Applicant: Xiu Ping Xi, Owner: JDM, Inc., for a Special Use Permit in a C-2 (Proposed) Zoning District for an Automobile Body Repair, District 6 Land Lot 201 Parcels 008A & 108, 1600 Block of Beaver Ruin Road, 1.87 Acres. District 1/Brooks (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2015-0716 RZM2015-00005, Applicant: PTL, LLC, Owner: CMC Homes, LLC, RM to R-TH, Townhomes, District 7 Land Lot 126 Parcels 002 & 496, 2400 Block of Whitehead Place Drive, 2.52 Acres. District 1/Brooks (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2015]

2014-0869 RZR2014-00019, Applicant: Grey Phoenix, LLC, Owner: Grey Phoenix, LLC, R-100 to R-SR, Senior Oriented Residences (Reduction in Buffers), District 4 Land Lot 318 Parcels 005, 045 & 051, 3000 Block of Lee Road, 3000 Block of Bud Rutledge Drive, 29.0 Acres. District 3/Hunter (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0711 RZR2015-00012, Applicant: CKK, LLC, Owners: Brookwood Presbyterian Church, Janis Hazelrigs Hanson, Steven & Sheryl Waldrop, R-100 to R-60; Single-Family Subdivision, District 5 Land Lot 009 Parcels 006, 179 & 184, 1500 Block of Oak Road, 21.3 Acres. District 3/Hunter (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-75]

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VI. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2015-0712 SUP2015-00023, Applicant: CKK, LLC, Owner: Brookwood Presbyterian Church, for a Special Use Permit in a R-100 Zoning District for a Church, District 5 Land Lot 009 Parcel 179, 1500 Block of Oak Road, 2.91 Acres. District 3/Hunter (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0713 RZR2015-00013, Applicant: JEH Homes, Owner: Davenport Capital, LLC, R-75 To TND, Traditional Neighborhood Development (Reduction in Buffers), District 6 Land Lot 261 Parcels 001, 001A, 001B, 006, 008, 012, 037, 039 & 040, Land Lot 261A Parcels 023, 024, 025A, 026, 030, 034, 038, 042, 066, 078, 084 & 086, 2800-2900 Block of Pleasant Hill Road, 3700 Block of Woodberry Drive, 2800-2900 Block of Pineview Street, 3600-3700 Block of Sunset Street, 2800-2900 Block of Woodstar Court, 2800 Block of Woodruff Drive, 24.40 Acres. District 1/Brooks (Tabled on 07/28/2015)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

I. Change in Conditions

2015-0785 CIC2015-00015, Applicant: Daryl Cook, Owner: Sugarloaf 316, LLC, Change in Conditions of Zoning on Property Zoned R-100, District 5 Land Lot 266 Parcel 009, 1300 Block of Ewing Chapel Road, 41.0 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

I. Change in Conditions

2015-0786 CIC2015-00016, Applicant: GC-Reliant Homes, LLC, Owner: GASG Lot Acquisition Fund III, LP, Change in Conditions to Remove Four-Sided Brick Requirement on Property Zoned R-100 Modified, District 5 Land Lot 344 Parcels 083 through 152, 2600 Block of Berry Hall Road, 32.26 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2015-0787 SUP2015-00021, Applicant: Sheri D. Chandler, Owners: H. David & Sheri D. Chandler, for a Special Use Permit in a R-100 Zoning District for a Home Occupation (Massage Therapy), District 6 Land Lot 125 Parcel 120, 4100 Block of Richmond Court, 0.41 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0789 SUP2015-00022, Applicant: Bao Quoc Huynh, Owner: Read-Norcross, LLC, for a Special Use Permit in a M-1 Zoning District for a Metal Salvage and Recycling Facility (Renewal), District 6 Land Lot 201 Parcel 051, 1500 Block of Beaver Run Road, 3.88 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0790 SUP2015-00024, Applicant: Eunice Pamfile, Owner: Valeriu Pamfile, for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, District 7 Land Lot 064 Parcel 003, 1000 Block of Ridge Road, 1.24 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

2. Special Use Permit

2015-0791 SUP2015-00025, Applicant: Classic Collision, Owner: Duluth On, LLC, for a Special Use Permit in a C-2 Zoning District for an Automobile Body Repair Shop, District 6 Land Lot 232 Parcel 147, 3500 Block of Old Norcross Road, 1.45 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0792 SUP2015-00026, Applicant: Development Planning & Engineering, Owner: James Davenport, for a Special Use Permit in C-2 & M-1 Zoning Districts for a Truck Storage Lot, District 7 Land Lot 076 Parcels 002 & 029, 1600 Block of Boggs Road, 2500 Block of Breckinridge Boulevard, 5.11 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/1/2015]

2015-0793 SUP2015-00027, Applicant: Jeffrey Hahn / HundePension, LLC, Owner: Buford Partners, LLC, for a Special Use Permit in a C-2 Zoning District for a Kennel with Outdoor Facilities, District 1 Land Lot 001 Parcel 789, 3200 Block of Sardis Church Road, 1.81 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2015-0794 SUP2015-00028, Applicant: B. J. Alan Company, Owner: Wells Fargo Bank, N.A., for a Special Use Permit in a C-2 Zoning District for Fireworks Sales, District 6 Land Lot 231 Parcel 135, 2200 Block of Pleasant Hill Road, 8.39 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

3. Rezoning

2015-0784 RZR2015-00015, Applicant: J LCS Enterprises, Inc., Owner: The Lansky Partnership LLLP, RA-200 to R-60, Single-Family Subdivision, District 7 Land Lot 101 Parcel 026, 2100 Block of Lena Carter Road, 14.06 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/1/2015]

4. Planning & Development/Bryan Lackey

2015-0783 Approval of an amendment to the 2030 Unified Plan Future Development Map to adjust the limits and boundaries of the Research & Development (R&D) Corridor extending along Georgia Highway 316[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

VIII. New Business

I. Planning & Development/Bryan Lackey

2015-0823 Approval/authorization for the Chairman to execute a Resolution extending time to facilitate a study concerning regulation of adult entertainment establishments within unincorporated Gwinnett County, together with any and all documents necessary to effectuate the Resolution, subject to review and approval by the Law Department.

IX. Comments from Audience

X. Adjournment