

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



Official
Public Hearing Minutes
Tuesday, March 28, 2017 - 7:00 PM

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter, John Heard

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

{Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes;
 Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

IV. Approval of Minutes:

- **Work Session:** March 21, 2017
- **Briefing 10:30 a.m.:** March 21, 2017
- **Informal Business Discussion 12:00 p.m.:** March 21, 2017
- **Executive Session:** March 21, 2017
- **Business Session:** March 21, 2017
- **Informal Business Discussion 3:00 p.m.:** March 21, 2017
 {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes;
 Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

V. Announcements

- **Proclamation:** Donate Life Month, April 2017
- **Proclamation:** National Boys & Girls Club Week, March 27-31, 2017
- **Proclamation:** Commending 2016 Eagle Scouts

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-0018 CIC2017-00002, Applicant: Angel Amaro, Owner: Duluth Seventh-Day Adventist Church, Tax Parcel No. R6263 003A, Change in Conditions of Zoning for Property Zoned R-75 (Buffer Reduction), 2900 Block of Duluth Highway, 8.55 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Brooks Second: Heard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0019 SUP2017-00001, Applicant: Lawrenceville Rentals, Inc., Owner: Monarch River Exchange, LLC, Tax Parcel No. R7033 107, Application for a Special Use Permit in a C-2 Zoning District for Truck Rental, 1000 Block of Duluth Highway and 2100 Block of Riverside Parkway, 900-1000 Blocks of Lakes Parkway, 22.97 Acres. District 1/Brooks [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0149 SUP2017-00006, Applicant: Alex Tsynman, Owner: Green Implementation Group, LLC and Read Norcross, LLC, Tax Parcel Nos. R6184 266 and R6201 007A, Application for a Special Use Permit in a M-1 Zoning District for Contractors Office, Heavy/Civil Construction/ Logging, 4200 Block of Steve Reynolds Boulevard and 1500 Block of Beaver Ruin Road, 10.19 Acres. District 1/Brooks [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0153 SUP2017-00010, Applicant: Michel Njem, Owner: United Nations Realty & Investment Co., Tax Parcel No. R6195 115, Application for a Special Use Permit in a C-2 Zoning District for Automobile Repair Shop, Lubrication & Tire Store, 5500 Block of Jimmy Carter Boulevard, 0.58 Acre. District 2/Howard [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-0020 RZC2017-00001, Applicant: Ruth Dampson and Andrew Young, Owner: Ruth Dampson and Andrew Young, Rezoning of Tax Parcel No. R5272 012, RA-200 to M-I; Truck Storage Lot (Buffer Reduction), 2000 Block of Hurricane Shoals Road; 4.99 Acres. District 3/Hunter [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0021 SUP2017-00002, Applicant: Ruth Dampson and Andrew Young, Owner: Ruth Dampson and Andrew Young, Tax Parcel No. R5272 012, Application for a Special Use Permit in a M-I (Proposed) Zoning District for Truck Storage Lot (Buffer Reduction), 2000 Block of Hurricane Shoals Road; 4.99 Acres. District 3/Hunter [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0028 RZC2017-00005, Applicant: Aziz Charania, Owner: Aziz Charania, Rezoning of Tax Parcel No. R6086 010, R-100 to O-I; Montessori School (Buffer Reduction), 1200 Block of Oak Road; 1.41 Acres. District 2/Howard [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0029 SUP2017-00005, Applicant: Aziz Charania, Owner: Aziz Charania, Tax Parcel No. R6086 010, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Montessori School (Buffer Reduction), 1200 Block of Oak Road; 1.41 Acres. District 2/Howard [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-0142 RZC2017-00006, Applicant: Peachtree Hotel Group c/o Mahaffey Pickens Tucker, LLP, Owner: Mary Virginia Mimms, Rezoning of Tax Parcel No. R7114 175, R-100 to C-2; Hotel (Buffer Reduction), 1700 Block of North Brown Road, 4.43 Acres. District 1/Brooks (**Tabled on 03/28/2017**)(**Tabled to 04/25/2017**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {**Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes**}

2017-0143 RZC2017-00007, Applicant: Mahaffey Pickens Tucker, LLP, Owner: SM Shamim Properties, LLC, Rezoning of Tax Parcel No. R6169 250, O-1 to C-1; Convenience Store with Fuel Pumps (Buffer Reduction), 4800 Block of Jimmy Carter Boulevard and 6100 Block of Queen Anne Court, 0.75 Acres. District 2/Howard [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Denied Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes**}

2016-0828 RZM2016-00004, Applicant: Satilla Capital Partners, Owner: ACM Satilla LN V, LLC, Rezoning of Tax Parcel No. R7136 010, RA200 to R-TH; Townhomes (Reduction in Buffers), 2700 Block of Brown Road, 35.29 Acres. District 4/Heard. {**Action: Approved as R-60 with Change Motion: Heard Second: Howard Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes**}

2017-0030 RZM2017-00001, Applicant: Fieldstone Homes, Owner: James Jackson Stutts, Accounts Z123444 and Z111668, Rezoning of Tax Parcel Nos. R7065 008 and 007, R-100 to R-TH; Townhomes (Buffer Reduction), 1500-1600 Blocks of Buford Drive, 18.06 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions As R-75][Planning Commission Recommendation: Approve with Conditions] {**Action: Approved with Change Motion: Heard Second: Howard Vote: 3-0; Nash-Yes; Brooks-Out of Room; Howard-Yes; Hunter-Out of Room; Heard-Yes**}

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2017-0144 RZM2017-00002, Applicant: NDI Development, LLC c/o Andersen, Tate & Carr, PC, Owner: Paragon Town Center, LLC c/o Andersen, Tate & Carr, PC, Rezoning of Tax Parcel Nos. R6211 224 and 225, C-2 to R-TH; Townhomes, 4500 Block of Satellite Boulevard, 4.49 Acres. District 1/Brooks (Tabled on 03/28/2017) (Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0145 RZM2017-00003, Applicant: US Land Investments, LLC c/o Andersen, Tate & Carr, PC, Owner: REO Funding Solutions V, LLC, Rezoning of Tax Parcel No. R6062 017B, C-2 and O-I to R-TH; Townhomes, 4900 Block of Stone Mountain Highway, 26.62 Acres. District 2/Howard (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

VII. Public Hearing – New Business

I. Transportation/Alan Chapman

2017-0284 Approval of incorporation into the Gwinnett County Speed Hump Program Porter Drive. Total estimated cost is \$15,090.00. This project is funded by the 2009 SPLOST program. District 4/Heard (Staff Recommendation: Approval) {Action: Approved Motion: Heard Second: Brooks Vote: 3-0; Nash-Yes; Brooks-Yes; Howard-Out of Room; Hunter-Out of Room; Heard-Yes}

VII. Public Hearing – New Business

2. Change in Conditions

2017-0245 CIC2017-00007, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Trout Properties at Scenic Overlook, LLC c/o Mahaffey Pickens Tucker, LLP, Tax Parcel No. R5086 628, Change in Conditions of Zoning for Property Zoned C-2, 1000 Block of Scenic Highway, 1300 Block of Scenic Pines Drive, 1.34 Acres. District 3/Hunter (Tabled on 03/28/2017) (Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0246 CIC2017-00008, Applicant: 27th Group, Inc., c/o Andersen, Tate & Carr, PC, Owner: Sun & Chris Enterprise, Inc., c/o Andersen, Tate & Carr, PC, Tax Parcel No. R6184 009B, Change in Conditions of Zoning for Property Zoned C-2 (Buffer Reduction), 1200 Block of Beaver Ruin Road, 4000 Block of Arc Way, 1.27 Acres. District 1/Brooks (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0247 CIC2017-00009, Applicant: Kris Price, Owner: Riverside Gable LLC, Tax Parcel Nos. R7048 451 and 452, Change in Conditions of Zoning for Property Zoned R-ZT, 1500 Block of Ox Bridge Way, 0.20 Acre. District 4/Heard [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Heard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

VII. Public Hearing – New Business

3. Special Use Permit

2017-0248 SUP2017-00012, Applicant: Paradise Group, LLC, Owner: Harmony Management Group, LLC, Tax Parcel No. R6057 048, Application for a Special Use Permit in a C-2 Zoning District for Automobile Lubrication, 4800 Block of Stone Mountain Highway, 0.99 Acre. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nash Second: Howard Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

4. Rezonings

2017-0239 RZC2017-00008, Applicant: Robert Jackson Wilson, Owner: Luyen Pieper, Rezoning of Tax Parcel No. R6232 047, C-2 to C-3; Automotive Service, 3500 Block of Satellite Boulevard, 0.37 Acre. District 1/Brooks (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As Special Use Permit][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0240 RZC2017-00009, Applicant: Barbara Banks and Rene Banks Seawell c/o Advanced Engineering & Planning, Owner: Barbara Banks and Rene Banks Seawell c/o Advanced Engineering & Planning, Rezoning of Tax Parcel No. R1001 452, RA-200 to C-1; Restaurant (Drive-in or Drive-thru Fast Food) (Buffer Reduction), 2800 Block of Hamilton Mill Road, 4.24 Acres. District 4/Heard (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

VII. Public Hearing – New Business

4. Rezoning

2017-0241 SUP2017-00011, Applicant: Barbara Banks and Rene Banks Seawell c/o Advanced Engineering & Planning, Owner: Barbara Banks and Rene Banks Seawell c/o Advanced Engineering & Planning, Tax Parcel No. R1001 452, Application for a Special Use Permit in a C-1 (Proposed) Zoning District for Restaurant (Drive-in or Drive-thru Fast Food) (Buffer Reduction), 2800 Block of Hamilton Mill Road, 4.24 Acres. District 4/Heard (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0242 RZC2017-00010, Applicant: R. James Halsema, Owner: Beaver Ruin 14593, LLC, Rezoning of Tax Parcel Nos. R6158A032, 033, 034, and 035, C-1 and C-2 to C-2; Retail Center (Buffer Reduction), 800 Block of Beaver Ruin Road, 4200 Block of Burns Road, 2.55 Acres. District 1/Brooks (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

2017-0243 RZR2017-00004, Applicant: Blue River Development, LLC c/o Advanced Engineering & Planning, Owners: Edward Grove, Lenny En, Atlantis National Investments, LLC, Eddie Montgomery, Jr., and Alexandrina Stoica Holt, Rezoning of Tax Parcel Nos. R6128 099 and 003, R6129 008, 009, 010, and 405, and R6130A204, R-75, C-2, and O-1 to TND; Traditional Neighborhood Development (Buffer Reduction), 0-100 Blocks of Bethesda Church Road and Ronald Reagan Parkway (Ramp), 23.42 Acres. District 2/Howard [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

VII. Public Hearing – New Business

4. Rezonings

2017-0244 RZR2017-00005, Applicant: Michael J. Caswell, Owners: Otis P. and Sandra Jones, Rezoning of Tax Parcel Nos. R7053 009 and 068, R-100 to R-75; Single-Family Subdivision, 1400 Block of Azalea Drive, 18.46 Acres. District 4/Heard (Tabled on 03/28/2017)(Tabled to 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/10/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

VIII. Old Business

I. Commissioners

2016-1213 Approval of appointment to the Gwinnett Animal Advisory Council, Incumbent Solveig Evans. Term expires December 31, 2018. District 2/Howard (Tabled on 03/28/2017)(Tabled to 04/25/2017) {Action: Tabled Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

2017-0087 Approval of appointments to the Development Advisory Committee, Planning & Development Recommendations: Mark Richardson, Home Builder Representative; Jennifer DeWeese, Office Developer Representative; Jeff Tullis, Planning Commission Representative; Taylor Anderson, Registered Engineer Representative; Terri Rosamond, Utilities Coordinating Committee Representative; James Touchton, Council for Quality Growth Representative. Terms expire December 31, 2018. (Tabled on 03/28/2017)(Tabled to 05/02/2017) {Action: Tabled Motion: Nash Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

2017-0201 Approval of appointment to the Zoning Board of Appeals, Incumbent R. Wayne Knox. Term expires February 28, 2018. District 2/Howard (Tabled on 03/28/2017)(Tabled to 04/18/2017){Action: Tabled Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

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IX. New Business

I. Planning & Development/Kathy S. Holland

2017-0249 Ratification of plat approvals for February 01, 2017 thru February 28, 2017. {Action: Approved Motion: Brooks Second: Howard Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}

X. Comments from Audience

XI. Adjournment

{Action: Adjourn Motion: Howard Second: Brooks Vote: 4-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Out of Room; Heard-Yes}