

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, May 23, 2017 - 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:** May 16, 2017
- **Briefing 10:30 a.m.:** May 16, 2017
- **Informal Business Discussion 12:00 p.m.:** May 16, 2017
- **Executive Session:** May 16, 2017
- **Business Session:** May 16, 2017
- **Informal Business Discussion 3:00 p.m.:** May 16, 2017

V. Announcements:

- **Proclamation:** May is Asian Pacific American Heritage Month

VI. Public Hearing – Old Business

I. Planning & Development/Kathy S. Holland

2017-0341 CIC2017-00012, Applicant: AME Architect, Inc., Owner: Vincent Duta, Tax Parcel No. R7256 035, Change in Conditions of Zoning for Property Zoned O-I, 800 Block of Buford Highway, 0.73 Acre. District 1/Brooks (Tabled on 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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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 I/Brooks (Tabled on 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/6/2017]

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 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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 I/Brooks (Tabled on 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/6/2017]

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VI. Public Hearing – Old Business

I. Planning & Development/Kathy S. Holland

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 04/25/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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 04/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing – New Business

I. Support Services/Angelia Parham

2017-0467 Approval/authorization for the Chairman to execute any and all documents necessary to abandon 0.032 acres (1,405 square feet) of right-of-way formerly used for a public road known as Britt Drive, located in Land Lots 51 and 52 of the 6th Land District, in accordance with O.C.G.A. 32-7-2. Subject to approval as to form by the Law Department. District 3/Hunter (Staff Recommendation: Approval)

2017-0468 Approval/authorization for the Chairman to execute any and all documents necessary to declare as surplus and to authorize disposition of 0.032 acres (1,405 square feet) of right-of-way formerly needed for a public road known as Britt Drive, located in Land Lots 51 and 52 of the 6th Land District, in accordance with O.C.G.A. 32-7-4, with disposition in the amount of \$2,318.00. Subject to approval as to form by the Law Department. District 3/Hunter (Staff Recommendation: Approval)

VII. Public Hearing – New Business

2. Change in Conditions

2017-0405 CIC2017-00013, Applicant: Logistics & Engineering Solutions, Inc., Owner: Logistics & Engineering Solutions, Inc., Tax Parcel No. R5155 029, Change in Conditions of Zoning for Property Zoned O-R, 2500 Block of Loganville Highway, 5.48 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permit

2017-0406 SUP2017-00014, Applicant: 78 Carwash LLC, Owner: Ramesh Naik, Tax Parcel No. R6063B008F, Application for a Special Use Permit in a C-2 Zoning District for Automobile Service (Renewal), 4700 Block of Stone Mountain Highway, 1.28 Acres. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/6/2017]

2017-0407 SUP2017-00017, Applicant: Enterprise Leasing Company of Georgia, LLC c/o Andersen, Tate & Carr, P.C., Owner: Tenants in Common, Tax Parcel No. R6198 055, Application for a Special Use Permit in a M-I Zoning District for a Maintenance Shop (Renewal), 1700 Block of Jeurgens Court and 5300 Block of Goshen Springs Road, 23.55 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Rezonings

2017-0403 RZM2017-00005, Applicant: Gwinn-Lidell Associates, LLC c/o Philip Weener, Esq., Weener & Nathan, LLP, Owner: Gwinn-Lidell Associates, LLC, Rezoning of Tax Parcel No. R6209 001A, M-I to RM-24; Apartments, 4100 Block of Satellite Boulevard, 2000 Block of Satellite Pointe, and Interstate 85 South, 20.12 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/6/2017]

VII. Public Hearing – New Business

4. Rezoning

2017-0404 RZR2017-00009, Applicant: Jose Ramos, Owner: John Steven Taylor, Rezoning of Tax Parcel No. R3007 187, RA-200 to R-100; Single-Family Subdivision, 4800 Block of Spout Springs Road and 2100 Block of Old Flowery Branch Road, 2.44 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2017-0400 RZC2017-00012, Applicant: Georgia Senior Living, LLC c/o Advanced Engineering & Planning, Owner: Meadow Church Real Estate, LLC, Rezoning of Tax Parcel Nos. R7121 093, 174, 013, & 014, R-100 to O-I; Senior Living Facility (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District I/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

2017-0401 SUP2017-00016, Applicant: Georgia Senior Living, LLC c/o Advanced Engineering & Planning, Owner: Meadow Church Real Estate, LLC, Tax Parcel Nos. R7121 093, 174, 013, & 014, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District I/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

2017-0402 SUP2017-00018, Applicant: Georgia Senior Living, LLC c/o Advanced Engineering & Planning, Owner: Meadow Church Real Estate, LLC, Tax Parcel Nos. R7121 093, 174, 013, & 014, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Senior Living Facility (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District I/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

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 04/25/2017)

2. Law Department/William J. Linkous III

2017-0425 Approval/authorization for Harbins Road at Jackson Creek Bridge Replacement from US 29/SR 8 Lawrenceville Highway to Dickens Road for Declaration of Taking Condemnation proceedings regarding the property of Octavio A. Solis Ortiz, Yeny Lucinda Montalvan, as joint tenants with rights of survivorship, Brand Mortgage Group, LLC and 999.80 square feet of Permanent Easement for Construction and Maintenance of Slopes for Tax Map No. R6146 072, Parcel 4, Zoning R-1, amount \$1,850.00. Subject to approval as to form by the Law Department. This project is funded by the 2014 SPLOST Program. District 2/Howard (Tabled on 05/16/2017)

IX. New Business

I. Planning & Development/Kathy S. Holland

2017-0408 Ratification of Plat approvals for April 01, 2017 thru April 30, 2017.

X. Comments from Audience

XI. Adjournment