

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, June 27, 2017 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag**II. Opening Remarks by Chairman****III. Approval of Agenda****IV. Announcements**

- **Proclamation:** Commending the Atlanta International Night Market
- **Special Presentation:** Recognizing the Gwinnett 101: Citizens Academy Spring Class Graduates

V. Public Hearing – Old Business**I. Planning & Development/Kathy S. Holland**

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 (Tabled on 05/23/2017)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 05/23/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

Public Hearing Agenda
Tuesday, June 27, 2017 - 7:00 PM
Page 2

V. Public Hearing – Old Business

I. Planning & Development/Kathy S. Holland

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 (Tabled on 05/23/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 05/23/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][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 05/23/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

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 I/Brooks (Tabled on 05/23/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

VI. Public Hearing – New Business

I. Change in Conditions

2017-0533 CIC2017-00014, Applicant: ISB Holding, LLC, Owner: ISB Holding, LLC, Tax Parcel No. R5050 004, Change in Conditions of Zoning for Property Zoned C-2 (Buffer Reduction), 2000 Block of Lawrenceville Highway, 2.95 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

2017-0534 CIC2017-00015, Applicant: Lynn Nehez, Owner: Educational Alternatives, Inc., DBA Oak Meadow Montessori School, Tax Parcel No. R7108 002, Change in Conditions of Zoning for Property Zoned R-100, 2100 Block of Collins Hill Road, 5.31 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0536 SUP2017-00029, Applicant: Lynn Nehez, Owner: Educational Alternatives, Inc., DBA Oak Meadow Montessori School, Tax Parcel No. R7108 002, Application for a Special Use Permit in a R-100 Zoning District for a Modular Building, 2100 Block of Collins Hill Road, 5.31 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2017-0537 SUP2017-00019, Applicant: Arcade Design Corporation, Owner: Rodolfo A. Sixtos, Tax Parcel No. R7256 002, Application for a Special Use Permit in a C-2 Zoning District for Automotive Sales, 600 Block of Buford Highway, 2.80 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

VI. Public Hearing – New Business

2. Special Use Permit

2017-0538 SUP2017-00021, Applicant: Still Waters Learning Center, Inc., c/o Mahaffey Pickens Tucker, LLP, Owner: Oakston, LLC, Tax Parcel No. R6196 122, Application for a Special Use Permit in a M-1 Zoning District for Day Care Facility, 1500 Block of Oakbrook Drive, 4.75 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0539 CIC2017-00016, Applicant: ADEVCO Corporation, Owner: 6956 Buford Highway, LLC, Tax Parcel Nos. R6247 023A and 392, Change in Conditions of Zoning for Property Zoned C-2, 6900 Block of Buford Highway, 3.09 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0540 SUP2017-00022, Applicant: ADEVCO Corporation, Owner: 6956 Buford Highway, LLC, Tax Parcel Nos. R6247 023A and 392, Application for a Special Use Permit in a C-2 Zoning District for a Self-Storage Facility (Climate Controlled), 6900 Block of Buford Highway, 3.09 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0541 SUP2017-00023, Applicant: ADEVCO Corporation, Owner: 6956 Buford Highway, LLC, Tax Parcel Nos. R6247 023A and 392, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Sales/Storage, 6900 Block of Buford Highway, 3.09 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0542 SUP2017-00024, Applicant: New Bridge Church c/o Mitch Peavy, Owner: New Bridge Church, Tax Parcel No. R7051 141, Application for a Special Use Permit in a R-100 Zoning District for a Private School, 1400 Block of Calvin Davis Circle and 1300 Block of Buford Drive, 12.37 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing – New Business

2. Special Use Permit

2017-0543 SUP2017-00025, Applicant: New Bridge Church c/o Mitch Peevy, Owner: New Bridge Church, Tax Parcel No. R7051 141, Application for a Special Use Permit in a R-100 Zoning District for a Daycare Facility (Group), 1400 Block of Calvin Davis Circle and 1300 Block of Buford Drive, 12.37 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0544 SUP2017-00027, Applicant: Veronica llenre, Owner: Veronica llenre, Tax Parcel No. R5052 023, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home (Family), 400 Block of Patterson Road, 1.05 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

2017-0545 SUP2017-00028, Applicant: Geo. Schofield Co., Inc. c/o Andersen Tate & Carr, P.C., Owner: Duluth HDLS, LLC c/o Ram Realty Services, Tax Parcel Nos. R7079 006 and 037, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Sales/Storage, 1900 Block of Boggs Road, 2500 Block of Satellite Boulevard and Interstate 85 (Ramp), 9.29 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Rezoning

2017-0527 RZC2017-00013, Applicant: Dochingozi Houey, Owner: United Community Bank, Rezoning of Tax Parcel No. R7054 007, R-100 to O-1; Day Care Facility, 1200 Block of Braselton Highway, 5.28 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

VI. Public Hearing – New Business

3. Rezonings

2017-0528 SUP2017-00020, Applicant: Dochingozi Houey, Owner: United Community Bank, Tax Parcel No. R7054 007, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Day Care Facility, 1200 Block of Braselton Highway, 5.28 Acres. District 4/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

2017-0529 RZC2017-00014, Applicant: Ankurkumar Joshi, Owner: Ankurkumar Joshi, Rezoning of Tax Parcel No. R5074 298, R-100 to O-I; Tutoring Center (Buffer Reduction), 1400 Block of Scenic Highway, 0.41 Acre. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0530 SUP2017-00026, Applicant: Ankurkumar Joshi, Owner: Ankurkumar Joshi, Tax Parcel No. R5074 298, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Tutoring Center (Buffer Reduction), 1400 Block of Scenic Highway, 0.41 Acre. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0531 RZC2017-00015, Applicant: Chris Seward, Owner: DCT-GA 2004 RN Portfolio U, LLC, Rezoning of Tax Parcel Nos. R6207 050 and 095, C-2 to M-1; Warehouse/Office, 3400 Block of Breckinridge Boulevard and Interstate 85 (Northbound), 3.76 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0532 RZR2017-00010, Applicant : Justin Brady, Owner: Justin Brady, Rezoning of Tax Parcel Nos. R5089 006, 016, 018, 020, 070, and 072, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 1200-1300 Blocks of Lakeview Road, 27.65 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/10/2017]

Public Hearing Agenda
Tuesday, June 27, 2017 - 7:00 PM
Page 7

VII. Old Business

I. Commissioners

2017-0220 Approval to fill the unexpired term of Anthony Rodriguez to the Arts Facility Authority. Term expires June 30, 2017. District 3/Hunter (Tabled on 04/25/2017)

VIII. New Business

I. Law Department/William J. Linkous III

2017-0606 Approval/authorization for the Chairman to execute a resolution approving the exercise of eminent domain by use of the Special Master Method, O.C.G.A. Section 22-2-100 et seq., to acquire property owned by Dillard Worthington Corporation, consisting of 4.28 acres, more or less, Property Tax ID R5113 003, and 40.24 acres, more or less, Property Tax ID 5113 009, located at the intersection of Lawrenceville-Suwanee Road and Old Norcross Road, in Lawrenceville, Georgia, for Discovery High School Cluster Park, including authority to execute any and all documents required to acquire the property, all documents being subject to review as to form by the Law Department.

2. Planning & Development/Kathy S. Holland

2017-0546 Ratification of Plat Approvals for May 01, 2017 thru May 31, 2017.

IX. Comments from Audience

X. Adjournment