Public Hearing Agenda
Tuesday, July 25, 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: July 18, 2017
   - Briefing 10:30 a.m.: July 18, 2017
   - Informal Business Discussion 12:00 p.m.: July 18, 2017
   - Executive Session: July 18, 2017
   - Business Session: July 18, 2017
   - Informal Business Discussion 3:00 p.m.: July 18, 2017

V. Announcements

VI. Public Hearing – Old Business

   I. Planning & Development/Kathy S. Holland

      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 (Tabled on
      06/27/2017)(Public hearing was not held)[Planning Department
      Recommendation: Approve with Conditions][Planning Commission
      Recommendation: Deny without Prejudice]
VI. Old Business – Old Business

I. Planning & Development/Kathy S. Holland

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 1/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]

2017-0401 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 1/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]

2017-0402 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 1/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]
VI. Public Hearing – Old Business

1. 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-1 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 06/27/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 06/27/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2017-0544 SUP2017-00027, Applicant: Veronica Ilenre, Owner: Veronica Ilenre, 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 (Tabled on 06/27/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0527 RZC2017-00013, Applicant: Dochingozi Houey, Owner: United Community Bank, Rezoning of Tax Parcel No. R7054 007, R-100 to O-I; Day Care Facility, 1200 Block of Braselton Highway, 5.28 Acres. District 4/Heard (Tabled on 06/27/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]
VI. Public Hearing – Old Business

1. Planning & Development/Kathy S. Holland

2017-0528 SUP2017-00020, Applicant: Dochingozii 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/Heard (Tabled on 06/27/2017)(Public hearing was not held)[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 (Tabled on 06/27/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

VII. Public Hearing – New Business

1. Transportation/Alan Chapman

2017-0685 Approval of incorporation into the Gwinnett County Speed Hump Program Kings Way. Total estimated cost is $9,504.00. This project is 100% funded by the 2009 SPLOST Program. District 4/Heard (Staff Recommendation: Approval)
VII. Public Hearing – New Business

2. Change in Conditions


3. Special Use Permit

2017-0654 SUP2017-00030, Applicant: Jacqueline Huley, Owner: Joe Gargiulo, Tax Parcel No. R5042 012, Application for a Special Use Permit in a R-100 Zoning District for Personal Care Home, 1300 Block of Tree Lane, 1.89 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0655 SUP2017-00031, Applicant: Philip Koch, Owner: Philip Koch, Tax Parcel No. R7026 060, Application for a Special Use Permit in a R-100 Zoning District for Metal Building Greater than 550 Square Feet, 1000 Block of Sandalwood Drive, 0.64 Acre. District 4/Heard [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing

3. Special Use Permit


4. Rezonings

2017-0640 RZC2017-00016, Applicant: Montecito Development LLC, Owner: Annie C. Rawlins, Rezoning of Tax Parcel No. R7117 024, RA-200 to C-2; Convenience Store with Fuel Pumps, 2300 Block of Duluth Highway, 2.6 Acres. District 1/Brooks [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0641 RZC2017-00017, Applicant: Sesmas Tree Service, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Sesmas Tree Service, LLC c/o Mahaffey Pickens Tucker, LLP, Rezoning of Tax Parcel No. R7044 004, R-100 to M-1; Contractor’s Office (Landscape) (Buffer Reduction), 1500 Block of Purcell Road, 2.02 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0643 RZC2017-00018, Applicant: Taylor & Mathis Properties V, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Pinebloom Gwinnett I, LLC, Pointebrand II, LLC, Pointebrand III, LLC, and Horizon Pointe, II, LLC, Rezoning of Tax Parcel Nos. R7173 004, R7172 015 and 017, R-ZT to M-1; Light Industrial Office/Warehouse, 400 Block of Horizon Drive, 3000 Block of Spriggs Road, and Interstate 85 (Northbound), 47.87 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]
VII. Public Hearing – New Business

4. Rezonings

2017-0644 RZC2017-00019, Applicant: Paran Homes, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Grayson Development, LLC and RES-GA LTV, LLC, Rezoning of Tax Parcel Nos. R5156 005 and 269, O-I and C-2 to C-2; Commercial/Retail Development (Buffer Reduction), 2700 Block of Loganville Highway and 3000 Block of Oak Grove Road, 9.25 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0645 RZR2017-00012, Applicant: Paran Homes, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Grayson Development, LLC and RES-GA LTV, LLC, Rezoning of Tax Parcel Nos. R5156 005 and 269, O-I and C-2 to R-SR; Senior Oriented Residences, 3000 Block of Oak Grove Road, 29.97 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0646 RZC2017-00020, Applicant: Satilmis Uzbey, Owner: Satilmis Uzbey, Rezoning of Tax Parcel No. R6212A001, O-I to C-2; Contractor’s Office (Landscape) (Buffer Reduction), 1900 Block of Beaver Ruin Road and 1900 Block of Red Oak Road, 0.51 Acre. District 1/Brooks [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2017-0647 SUP2017-00035, Applicant: Satilmis Uzbey, Owner: Satilmis Uzbey, Tax Parcel No. R6212A001, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Contractor’s Office (Landscape) (Buffer Reduction), 1900 Block of Beaver Ruin Road and 1900 Block of Red Oak Road, 0.51 Acre. District 1/Brooks [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]
VII. Public Hearing – New Business

4. Rezonings


2017-0651 RZM2017-00008, Applicant: Junebug Properties LLC (North) c/o Advanced Engineering & Planning, Owners: Junebug Properties LLC c/o Advanced Engineering & Planning, LLP, Rezoning of Tax Parcel Nos. R6068 013, 092, and 100, R-100 to R-TH; Townhomes (Buffer Reduction), 3100 Block of Evermore North Boulevard, 5.90 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/1/2017]

2017-0652 RZR2017-00011, Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2017]
VIII. Old Business

I. Financial Services/Maria Woods

2017-0588 Approval/authorization to amend the 2017 Special Purpose Local Option Sales Tax fund budget for various categories by department and project category not otherwise already allocated for specific purposes, allocation of Tier I Transportation funds by project category based upon the recommendations of the Citizens Project Selection Committee, allocation of Recreational Facilities and Equipment funds by project category based upon the recommendations of the Recreation Authority, allocation of Senior Service Facilities and Equipment, allocation of Public Safety Facilities and Equipment, allocation of Civic Center Expansion, and allocation of Library Relocation and Existing Facility Renovation and Related Equipment. Approval/authorization to amend the revenue and expense budgets of the 2014 Special Purpose Local Option Sales Tax Program for additional sales tax proceeds collected above budgeted revenues. (Tabled on 06/20/2017)

IX. New Business

I. Planning & Development/Kathy S. Holland


X. Comments from Audience

XI. Adjournment