

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 22, 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:** August 15, 2017
- **Briefing 10:30 a.m.:** August 15, 2017
- **Informal Business Discussion 12:00 p.m.:** August 15, 2017
- **Executive Session:** August 15, 2017
- **Business Session:** August 15, 2017
- **Informal Business Discussion 3:00 p.m.:** August 15, 2017

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

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 07/18/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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VI. 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-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 07/25/2017)(Public hearing was not held)[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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

2017-0657 SUP2017-00034, Applicant: The Davis Group c/o Mahaffey Pickens Tucker, LLP, Owner: Longboat Holding Company, LLC and The Sanford H Orkin Revocable Trust, Tax Parcel No. R7035 007, Application for a Special Use Permit in a C-2 Zoning District for Self-Storage Facility (Climate Controlled)(Buffer Reduction), 5000 Block of Sugarloaf Parkway and Highway 316 (Eastbound), 4.95 Acres. District 4/Heard (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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I. Planning & Development/Kathy S. Holland

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 I/Brooks (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

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 I/Brooks (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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I. Planning & Development/Kathy S. Holland

2017-0648 RZM2017-00006, Applicant: Rocklyn Homes, Inc. c/o Mahaffey Pickens Tucker, LLP, Owners: Grid Properties, LLC, Gloria Rawlins Still, and Still Lake Nursery, Inc. c/o Mahaffey Pickens Tucker, LLP, Rezoning of Tax Parcel Nos. R5108 002, 014, and 077, C-2 and RM to R-TH; Townhouses (Buffer Reduction), 700 Block of Scenic Highway and 600 Block of Old Snellville Highway, 15.5 Acres. District 3/Hunter (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

2017-0649 RZM2017-00007, Applicant: Junebug Properties LLC (South) c/o Advanced Engineering & Planning, Owners: Junebug Properties LLC & Britt & Camp c/o Advanced Engineering & Planning, LLP, Rezoning of Tax Parcel Nos. R6068 007 and 007A, 6051 008, 008A, and 093, C-2 to R-TH; Townhomes, 3100 Block of Evermore North Boulevard and 3000-3100 Blocks of Stone Mountain Highway, 9.82 Acres. District 3/Hunter (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][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 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing – Old Business

I. Planning & Development/Kathy S. Holland

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 (Tabled on 07/25/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

VII. Public Hearing – New Business

I. Change in Conditions

2017-0704 CIC2017-00018, Applicant: Amerco Real Estate Company, Owner: North Point Ministries, Inc., Tax Parcel No. R3001 038, Change in Conditions of Zoning for Property Zoned C-2, 2000 Block of Gravel Springs Road and 2500-2600 Blocks of Braselton Highway, 8.04 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2017-0705 SUP2017-00038, Applicant: Amerco Real Estate Company, Owner: North Point Ministries, Inc., Tax Parcel No. R3001 038, Application for a Special Use Permit in a C-2 Zoning District for Rental, Truck and Trailer, 2000 Block of Gravel Springs Road and 2500-2600 Blocks of Braselton Highway, 8.04 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2017-0706 SUP2017-00039, Applicant: Amerco Real Estate Company, Owner: North Point Ministries, Inc., Tax Parcel No. R3001 038, Application for a Special Use Permit in a C-2 Zoning District for Self-Storage Facility, 2000 Block of Gravel Springs Road and 2500-2600 Blocks of Braselton Highway, 8.04 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

VII. Public Hearing – New Business

2. Special Use Permit

2017-0701 SUP2017-00033, Applicant: Yen Trinh, Owner: Vietnamese Buddhist Zen Center Inc., Tax Parcel No. R6171 318, Application for a Special Use Permit in a R-75 Zoning District for Place of Worship, 1000 Block of Harbins Road, 3.95 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

2017-0702 SUP2017-00036, Applicant: Bryan Gaylor, Owner: James William Dooner et al, Tax Parcel No. R6218 018, Application for a Special Use Permit in a M-1 Zoning District for Conversion of Billboard to Electronic Sign, 6700 Block of Crescent Drive and Interstate 85 (Southbound), 0.12 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0703 SUP2017-00037, Applicant: Marco Frascione, Owner: Meire Frascione, Tax Parcel No. R7089 120, Application for a Special Use Permit in a R-100 Zoning District for Home Occupation (Massage Therapy), 2000 Block of Fairway Trace Lane, 0.34 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2017-0707 SUP2017-00040, Applicant: Ebenezer Baptist Church, Owner: Ebenezer Baptist Church, Tax Parcel No. R5343 006, Application for a Special Use Permit in a RA-200 Zoning District for Modular Classrooms, 2500 Block of Harbins Road, 7.79 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2017-0708 SUP2017-00041, Applicant: Pep Boys Auto Sales, Owner: KSP, LLC, Tax Parcel No. R6057 009, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Related Service, 4900 Block of Stone Mountain Highway, 2.48 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

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VII. Public Hearing – New Business

3. Rezoning

2017-0700 RZR2017-00013, Applicant: Comfort Homes of Georgia, LLC, Owner: Mary Frances Capehart, Rezoning of Tax Parcel No. R7180 016, RA-200 to R-100; Single-Family Subdivision, 3200 Block of Camp Branch Road and 3200 Block of Camp Branch Circle, 13.14 Acres. District 4/Heard [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/5/2017]

4. Planning & Development/Kathy S. Holland

2017-0710 SNC2017-00001 Street Name Change from Chattahoochee Drive to Main Street. Applicant: City of Duluth, District 7, Land Lots 201, 204 & 205, District 1/Brooks

VIII. Old 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. (Tabled on 08/01/2017)

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IX. New Business

I. Planning & Development/Kathy S. Holland

2017-0709 Ratification of Plat approvals for July 01, 2017 thru July 31, 2017.

X. Comments from Audience

XI. Adjournment