

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 26, 2018 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Announcements

- **Proclamation:** National Park and Recreation Month, July 2018
- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Spring Class Graduates

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0476 RZC2018-00009, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Rezoning of Tax Parcel Nos. R6177 201 and 421, R-75 and O-I to O-I; Retirement Community, Independent Living (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0477 SUP2018-00027, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Tax Parcel Nos. R6177 201 and 421; Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Retirement Community (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, June 26, 2018 - 7:00 PM
Page 2

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0478 SUP2018-00028, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Tax Parcel Nos. R6177 201 and 421, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Building Height Increase (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2018-0456 RZM2018-00003, Applicant: Brand Partners, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Perimeter Group Corporation, Rezoning of Tax Parcel No. R7207 085, M-1 to RM-24; Apartments (Buffer Reduction), 1600 Block of Peachtree Industrial Boulevard, 16.07 Acres. District 1/Brooks (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/7/2018]

2018-0457 RZM2018-00004, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Hillside 20 Tract, LLC, Rezoning of Tax Parcel Nos. R5137 008 and 019, R-100 and C-2 to RM-24; Apartments (Buffer Reduction), 500 Block of Hillside Drive and 1700 Block of Grayson Highway, 12.9 Acres. District 3/Hunter (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2017-5026 RZR2017-00011, Formerly 20170652 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 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/9/2018]

Public Hearing Agenda
Tuesday, June 26, 2018 - 7:00 PM
Page 3

V. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0232 RZR2018-00004, Applicant: June Ivey Development, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: June Ivey Development, LLC and Patrick O. Benton, Rezoning of Tax Parcel Nos. R5345 006 and R5346 004, RA-200 to OSC; Single-Family Subdivision, 3300 Block of Indian Shoals Road and 3200 Block of June Ivey Road, 160.86 Acres. District 3/Hunter (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2018-0458 RZR2018-00006, Applicant: Spartan Investors I, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Martha J. Stovall and Heritage Land & Development Co., Rezoning of Tax Parcel Nos. R3003 135 and 674, C-2 to TND; Traditional Neighborhood Development, 4200 Block of Braselton Highway, 28.94 Acres. District 3/Hunter (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0479 RZR2018-00008, Applicant: Chong Son, Owner: Erica Son, Rezoning of Tax Parcel Nos. R1003 029 and 031, R-100 to RA-200; Special Events Facility, 3600 Block of Thompson Mill Road, 17.82 Acres. District 4/Heard (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2018-0481 SUP2018-00020, Applicant: Chong Son, Owner: Erica Son, Tax Parcel Nos. R1003 029 and 031, Application for a Special Use Permit in a RA-200 (Proposed) Zoning District for a Special Events Facility, 3600 Block of Thompson Mill Road, 17.82 Acres. District 4/Heard (Tabled on 05/22/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

VI. Public Hearing - New Business

I. Transportation/Alan Chapman

2018-0678 Approval of incorporation into the Gwinnett County Speed Hump Program Branchwood Drive. Total estimated cost is \$7,139.00. This project is funded by the 2014 SPLOST. District 3/Hunter (Staff Recommendation: Approval)

2018-0680 Approval of incorporation into the Gwinnett County Speed Hump Program Huston Drive. Total estimated cost is \$9,504.00. This project is funded by the 2014 SPLOST. District 4/Heard (Staff Recommendation: Approval)

2. Change in Conditions

2018-0608 CIC2018-00007, Applicant: Peoples Bank & Trust c/o Mahaffey Pickens Tucker, LLP, Owner: Peoples Bank & Trust, Tax Parcel No. R7106 002, Change in Conditions of Zoning for Property Zoned O-I (Buffer Reduction), 2000 Block of Azalea Drive and 800 Block of Camp Perrin Road, 3.07 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0609 CIC2018-00009, Applicant: David Buckel, Owner: Price Industries, Inc., Tax Parcel No. R7154 023, Change in Conditions of Zoning for Property Zoned M-I, 2900 Block of Shawnee Ridge Court, 8.36 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permit

2018-0610 SUP2018-00029, Applicant: Donald S. Wilson, Owner: Donald S. Wilson, Tax Parcel No. R7180 070, Application for a Special Use Permit in a R-100 Zoning District for an Accessory Building Greater than 1,000 Square Feet, 3100 Block of Biltmore Woods Drive, 0.82 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - New Business

3. Special Use Permit

2018-0611 SUP2018-00030, Applicant: Babayemi Orimogunje, Owner: Yetunde Orimogunje, Tax Parcel No. R6015 139, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home (Family), 3300 Block of Centerville Rosebud Road, 1.71 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0612 SUP2018-00031, Applicant: Liliana Diaz, Owner: Dalu Management LLC, Tax Parcel No. R6156 155, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Sales and Repair Shop, 800 Block of Pleasant Hill Road, 0.35 Acre. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0613 SUP2018-00034, Applicant: Empire Transportation, Owner: Cruse Crossing Partners, LLC, Tax Parcel No. R7038 032, Application for a Special Use Permit in a C-2 Zoning District for Medical Transport, 900 Block of Herrington Road and 2700 Block of Cruse Road, 11.89 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2018-0614 SUP2018-00036, Applicant: Storemytruck.com LLC, Owner: John Gelzer, Tax Parcel Nos. R6139 030, 043 and 067, Application for a Special Use Permit in a C-2 Zoning District for a Truck Storage Lot, 6100 Block of Lawrenceville Highway, 200 Block of Pounds Drive, and 100 Block of Lankford Drive, 14.47 Acres. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2018-0615 SUP2018-00037, Applicant: Salma Fernandez, Owner: Kunhan Kim, Tax Parcel No. R5018 254, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales (Renewal), 2500 Block of Lawrenceville Highway, 1.0 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

VI. Public Hearing - New Business

4. Rezonings

2018-0601 RZC2018-00010, Applicant: Stone Mountain Toyota c/o Alliance Engineering and Planning, Owners: Kelly Daniel Frances, Jr. and Jerri Lovett Griffin, Rezoning of Tax Parcel Nos. R6055 001, 001A & 002, R-100 and C-1 to C-2; Automobile Sales and Related Service (Buffer Reduction), 2100 Block of Ross Circle, 2100 Block of Ross Road and 4200 Block of Stone Mountain Highway, 22.86 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0602 SUP2018-00032, Applicant: Stone Mountain Toyota c/o Alliance Engineering and Planning, Owners: Kelly Daniel Frances, Jr. and Jerri Lovett Griffin, Tax Parcel Nos. R6055 001, 001A & 002, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for an Automobile Sales and Related Service (Buffer Reduction), 2100 Block of Ross Circle, 2100 Block of Ross Road and 4200 Block of Stone Mountain Highway, 22.86 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0603 RZM2018-00005, Applicant: Tiang, Inc., Owners: Margaret Anne Tanner Weiss and Roy Lee Wells, Rezoning of Tax Parcel Nos. R5086 001 and 001A, R-75 to R-TH; Townhouses (Buffer Reduction), 900 Block of Old Snellville Highway, 10.01 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/9/2018]

2018-0604 RZM2018-00006, Applicant: Edge City Properties, Inc. c/o Mahaffey Pickens Tucker, LLP, Owner: Richard Craig, Rezoning of Tax Parcel Nos. R5084 001 & 524, R-75 to R-TH; Townhouses (Buffer Reduction), 1400 Block of Five Forks Trickum Road, 12.39 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/9/2018]

VI. Public Hearing - New Business

4. Rezonings

2018-0605 RZR2018-00012, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning, Owners: J. Michael and Teresa H. Cantrell and Hinton Family LP, Rezoning of Tax Parcel Nos. R5303 083 and 085, RA-200 to OSC; Single-Family Subdivision (Buffer Reduction), 2600 Block of Fence Road, 69.59 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0606 RZR2018-00013, Applicant: Cooper Moon, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: James Elmer Nix, Jr., Rezoning of Tax Parcel Nos. R5134 001, 022 & 401, R-100 to R-SR; Senior Oriented Residences, 2600 Block of Moon Road and 500 Block of Cooper Road, 20.76 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0607 RZR2018-00014, Applicant: Cooper Moon, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: James Elmer Nix, Jr., Rezoning of Tax Parcel No. R5134 034, R-100 to R-SR; Senior Oriented Residences, 2600 Block of Moon Road and 300 Block of Cooper Road, 20.58 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

5. Planning & Development/Kathy S. Holland

2018-0681 WVR2018-00004 Waiver of Unified Development Ordinance 900.140.1 to allow gated community with private streets at 2175 Ridgedale Road, Snellville. District 3/Hunter

Public Hearing Agenda
Tuesday, June 26, 2018 - 7:00 PM
Page 8

VII. New Business

I. Planning & Development/Kathy S. Holland

2018-0616 Ratification of Plat approvals for May 01, 2018 thru May 31, 2018.

VIII. Comments from Audience

IX. Adjournment