



Public Hearing Agenda Tuesday, August 27, 2019 - 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 20, 2019
- **Briefing 10:30 a.m.:** August 20, 2019
- **Informal Business Discussion 12:00 p.m.:** August 20, 2019
- **Executive Session:** August 20, 2019
- **Business Session:** August 20, 2019
- **Briefing 3:00 p.m.:** August 20, 2019

V. Announcements:

- **Proclamation:** India Day, August 27, 2019
- **Proclamation:** Women's Equality Day, August 26, 2019
- **Proclamation:** Recognizing the 2019 Run the Reagan

VI. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

2019-0052 CIC2019-00001, Applicant: Brand Partners, LP, Owner: M.D. Hodges Enterprises, Inc., Tax Parcel No. R7114 236, Change in Conditions of Zoning for Property Zoned O-I, 2300 Block of Sever Road, 9.96 Acres. District 1/Brooks (Tabled on 06/25/2019)(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

1. Planning & Development/Kathy S. Holland

2019-0053 SUP2019-00007, Applicant: Brand Partners, LP, Owner: M.D. Hodges Enterprises, Inc., Tax Parcel No. R7114 236, Application for a Special Use Permit in an O-I Zoning District for a Retirement Community (Independent Living), 2300 Block of Sever Road, 9.96 Acres. District 1/Brooks (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0054 SUP2019-00008, Applicant: Brand Partners, LP, Owner: M.D. Hodges Enterprises, Inc., Tax Parcel No. R7114 236, Application for a Special Use Permit in an O-I Zoning District for Building Height Increase to 60 Feet, 2300 Block of Sever Road, 9.96 Acres. District 1/Brooks (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0534 CIC2019-00009, Applicant: Satilmis Uzbey, Owner: Satilmis Uzbey, Tax Parcel No. R6212A001, Change in Conditions of Zoning for Property Zoned O-I (Buffer Reduction), 1900 Block of Beaver Ruin Road and 1900 Block of Red Oak Road, 0.51 Acre. District 1/Brooks (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2019-0535 CIC2019-00010, Applicant: Aaron Tulin, Owner: Alen Delic, Tax Parcel No. R5155 011, Change in Conditions of Zoning for Property Zoned C-2, 2600 Block of Loganville Highway, 0.57 Acre. District 3/Hunter (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0536 SUP2019-00048, Applicant: Aaron Tulin, Owner: Alen Delic, Tax Parcel No. R5155 011, Application for a Special Use Permit in a C-2 Zoning District for Landscape Contractor, 2600 Block of Loganville Highway, 0.57 Acre. District 3/Hunter (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Kathy S. Holland

2019-0539 SUP2019-00044, Applicant: H.S. Randall, Owner: MBP, LLC, Tax Parcel No. R6266 057, Application for a Special Use Permit in a C-2 Zoning District for Self-Storage Facility, 3600 Block of Buford Highway, 4.81 Acres. District 1/Brooks (Tabled on 06/25/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0532 RZC2019-00008, Applicant: Fuqua Acquisitions II, LLC, Owner: Mansour Properties, LLC and Lifestyle Family Group, LLC, Rezoning of Tax Parcel Nos. R7146 002, 029 and 030, C-2 and O-I to MU-R; Regional Mixed-Use Development, 2900 Block of Buford Drive and 1200-1400 Blocks of Laurel Crossing Parkway, 34.5 Acres. District 4/Fosque (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0533 SUP2019-00045, Applicant: Fuqua Acquisitions II, LLC, Owner: Mansour Properties, LLC and Lifestyle Family Group, LLC, Tax Parcel Nos. R7146 002, 029 and 030, Application for a Special Use Permit in a MU-R (Proposed) Zoning District for Outdoor Sales, Storage or Display (Retail), 2900 Block of Buford Drive and 1200-1400 Blocks of Laurel Crossing Parkway, 34.5 Acres. District 4/Fosque (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0640 SUP2019-00050, Applicant: Nakita Hemingway, Owners: Jonathan and Nakita Hemingway, Tax Parcel No. R5245 140, Application for a Special Use Permit in an RA-200 Zoning District for a Special Events Facility, 1700 Block of West Campbell Road and 1500 Block of Sugarloaf Parkway, 6.71 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Kathy S. Holland

2019-0641 SUP2019-00051, Applicant: Nakita Hemingway, Owners: Jonathan and Nakita Hemingway, Tax Parcel No. R5245 140, Application for a Special Use Permit in an RA-200 Zoning District for a Bed and Breakfast, 1700 Block of West Campbell Road and 1500 Block of Sugarloaf Parkway, 6.71 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0627 RZC2019-00009, Applicant: Paran Homes, LLC, Owner: Brookside Ventures, LLC, Rezoning of Tax Parcel No. R2003 217, C-2 to O-I; Independent Living, Retirement Community (Buffer Reduction), 200 Block of Auburn Road and 900 Block of Tama Hill Court, 19.38 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As R-SR][Planning Commission Recommendation: Approve with Conditions]

2019-0628 SUP2019-00049, Applicant: Paran Homes, LLC, Owner: Brookside Ventures, LLC, Tax Parcel No. R2003 217, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Independent Living, Retirement Community (Buffer Reduction), 200 Block of Auburn Road and 900 Block of Tama Hill Court, 19.38 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2019-0629 RZC2019-00010, Applicant: Gordon Lawrence, Owner: Mirza Osmanovic, Rezoning of Tax Parcel No. R5126 001A, R-100 to C-2; Indoor Recreation and Entertainment Facility (Buffer Reduction), 600 Block of Athens Highway, 2.03 Acres. District 3/Hunter (Tabled on 07/23/2019)(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

2019-0633 RZR2019-00016, Applicant: Angela Utayev, Owner: Angela Utayev, Rezoning of Tax Parcel No. R2001D593, RA-200 to R-100; Single-Family Residences, 800 Block of Bailey Woods Road, 1.44 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0634 RZR2019-00017, Applicant: Schroeder Holdings, LLC, Owner: Centzil Partners, L.P., Rezoning of Tax Parcel Nos. R6002 001 and 008, R6003 045, 164, and 166, R-100 to OSC; Single-Family Conservation Subdivision (Buffer Reduction), 4000 Block of Mink Livsey Road and 4000-4300 Blocks of Camaron Way, 100.25 Acres. District 3/Hunter (Tabled on 07/23/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

VII. Public Hearing - New Business

1. Support Services/Angelia Parham

2019-0811 Approval/authorization for the Chairman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 11,664.80 square feet (0.27 acre) of right-of-way formerly used as a public road known as Suwanee Dam Road located in Land Lot 339 of the 7th Land District in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2019-0813 Approval/authorization for the Chairman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 11,349.80 square feet (0.26 acre) of right-of-way formerly used as a public road known as Suwanee Dam Road located in Land Lot 339 of the 7th Land District in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

VII. Public Hearing - New Business

2. Buffer Reduction

2019-0750 BRD2019-00001, Applicant: Alexander Mooney, Owner: Rausch Management Co., LLC, Tax Parcel No. R6094 115, for a Buffer Reduction from 75 feet to 30 Feet in a C-2 Zoning District, , 1100 Block of Rockbridge Road, 1.04 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Change in Conditions

2019-0743 CIC2019-00014, Applicant: Avalan Investments, LLC, Owner: Parkside Walk, LLC, Tax Parcel No. R7177 159, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned C-2, 2700 Block of Mall of Georgia Boulevard, 3.16 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Special Use Permit

2019-0744 SUP2019-00053, Applicant: Son Nguyen, Owner: Rockbridge Plaza, LLC, Tax Parcel No. R6169 141, Application for a Special Use Permit in a C-2 Zoning District for Pool/Billiards Hall, 1200 Block of Rockbridge Road, 3.52 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0745 SUP2019-00054, Applicant: Christopher Ratiu, Owner: Christopher Ratiu, Tax Parcel No. R7133 004, Application for a Special Use Permit in an R-100 Zoning District for Personal Care Home (Family), 1300 Block of Rock Springs Road, 1.0 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Special Use Permit

2019-0746 SUP2019-00055, Applicant: MM Parker Court Associates, LLC, Owner: MM Parker Court Associates, LLC, Tax Parcel No. R6062 252, Application for a Special Use Permit in an M-1 Zoning District for Pet Boarding (Kennel) with Outdoor Runs, 1800 Block of Parker Court, 1.13 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

2019-0747 SUP2019-00056, Applicant: Elder Emeritus Lilburn Alliance Church, Owner: The South Atlantic District of the Christian and Missionary Alliance, Tax Parcel No. R6138 020, Application for a Special Use Permit in an R-75 Zoning District for a Church Day Care Center, 5900 Block of Lawrenceville Highway, 5000-6000 Blocks of Mimosa Circle and 200 Block of Mimosa Drive, 4.63 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0748 SUP2019-00059, Applicant: John Souter, Owner: Souter Holdings, LLC, Tax Parcel Nos. R6201 008B and 016, Application for a Special Use Permit in an M-1 Zoning District for an Automobile Repair Shop, 1500 Block of Beaver Ruin Road, 3.54 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2019-0749 SUP2019-00060, Applicant: John Souter, Owner: Souter Holdings, LLC, Tax Parcel Nos. R6201 008B and 016, Application for a Special Use Permit in an M-1 Zoning District for a Trucking Terminal, 1500 Block of Beaver Ruin Road, 3.54 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Rezoning

2019-0737 RZC2019-00012, Applicant: Arcade Design Corporation, Owners: Mario Pinto and Maria Traitel, Rezoning of Tax Parcel No. R6247 180, C-1 to C-2; Automobile Repair Shop (Buffer Reduction), 7000 Block of Buford Highway and 100 Block of Lake Drive, 0.32 Acre. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/3/2019]

2019-0738 SUP2019-00057, Applicant: Arcade Design Corporation, Owners: Mario Pinto and Maria Traitel, Tax Parcel No. R6247 180, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Repair Shop (Buffer Reduction), 7000 Block of Buford Highway and 100 Block of Lake Drive, 0.32 Acre. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

2019-0739 RZC2019-00013, Applicant: Daniela Caffey d/b/a Gwinnett Pallets, Owner: Sadeghy Property Investments, LLC, Rezoning of Tax Parcel No. R6260 012, C-2 and R-75 to M-1; Light Industrial Uses (Buffer Reduction), 4000 Block of Buford Highway, 2.50 Acres. District 2/Ku [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

2019-0740 RZM2019-00006, Applicant: DonRob Investments LP, Owner: DonRob Investments LP, Rezoning of Tax Parcel Nos. R7136 010 and R7143 053, RA-200 and R-60 to R-TH; Townhouses (Buffer Reduction), 2700 Block of Brown Road, 24.97 Acres. District 4/Fosque [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

2019-0741 RZM2019-00007, Applicant: DonRob Investments LP, Owner: DonRob Investments LP, Rezoning of Tax Parcel No. R7136 010, R-60 to RM-24; Apartments (Buffer Reduction), 2700 Block of Brown Road, 20.04 Acres. District 4/Fosque [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

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5. Rezoning

2019-0742 RZR2019-00018, Applicant: Stature Properties, LLC, Owners: Estate of Early S. Hannah, Jr. and James and Kimberly Adams, Rezoning of Tax Parcel Nos. R7061 012 and R7062 003, RA-200 and R-100 to OSC; Single-Family Subdivision, 1600 Block of Braselton Highway, 45.35 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/3/2019]

VIII. New Business

1. Planning & Development/Kathy S. Holland

2019-0751 Ratification of Plat approvals for July 1, 2019 through July 31, 2019.

IX. Comments from Audience

X. Adjournment