



## Public Hearing Agenda Tuesday, January 28, 2020 - 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:** January 21, 2020
- **Briefing 10:30 a.m.:** January 21, 2020
- **Informal Business Discussion 12:00 p.m.:** January 21, 2020
- **Executive Session:** January 21, 2020
- **Business Session:** January 21, 2020
- **Briefing 3:00 p.m.:** January 21, 2020

### V. Public Hearing - Old Business

#### 1. Planning & Development/Kathy S. Holland

**2019-1143 SUP2019-00078**, Applicant: Lidia Busuioc, Owner: Lidia Busuioc, Tax Parcel No. R6021 035, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 3300 Block of Johnson Drive, 2.34 Acres. District 3/Hunter (Tabled on 12/10/2019) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2019-1297 SUP2019-00083**, Applicant: CMES, Inc., Owner: Larson-Juhl US, LLC, Tax Parcel Nos. R6202 019 and 035, Application for a Special Use Permit in a M-1 Zoning District for a Contractor's Office, Heavy/Civil Construction, 3900 Block of Steve Reynolds Boulevard and 1500 Block of Pavilion Place, 16.91 Acres. District 1/Brooks (Tabled on 12/10/2019) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

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**V. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-0982 RZC2019-00016**, Applicant: 5LP Holding, LLC, Owner: 5LP Holding, LLC, Rezoning of Tax Parcel No. R6189 002A and 413, R-75 to C-1; Convenience Store with Gas Pumps (Buffer Reduction), 5800 Block of Singleton Road and 1400 Block of Pirkle Road, 1.67 Acres. District 2/Ku (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

**2019-1133 RZC2019-00021**, Applicant: Child's World Kindergarten, Owner: Child's World Kindergarten, Rezoning of Tax Parcel No. R2003 138, C-1 to C-2; Pet Boarding, 3300 Block of Fence Road, 0.67 Acre. District 3/Hunter (Tabled on 12/10/2019 )(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice]

**2019-1134 SUP2019-00077**, Applicant: Child's World Kindergarten, Owner: Child's World Kindergarten, Tax Parcel No. R2003 138, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for an Outdoor Dog Run, 3300 Block of Fence Road, 0.67 Acre. District 3/Hunter (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny w/out Prejudice]

**2019-1137 RZC2019-00022**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Sean New Hope Properties, Inc., Rezoning of Tax Parcel No. R5171 066, RA-200 and R-100 to C-2; Convenience Store with Fuel Pumps (Buffer Reduction), 1000 Block of New Hope Road and 1000 Block of Chandler Road, 3.00 Acres. District 3/Hunter (Tabled on 12/10/2019) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**2019-0859 RZM2019-00009**, Applicant: Kenneth Wood, Owner: Glenda Sells, Rezoning of Tax Parcel No. R5118 001A, R-100 to RM-13; Apartments (Buffer Reduction), 2300-2400 Blocks of Sugarloaf Parkway, 23.91 Acres. District 4/Fosque (Tabled on 12/10/2019) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions As - R-TH]

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**V. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-0860 RZM2019-00010**, Applicant: Kenneth Wood, Owner: Glenda Sells, Rezoning of Tax Parcel Nos. R5118 001A and 002, R-100 to R-TH; Townhouses (Buffer Reduction), 2400 Block of Sugarloaf Parkway, 11.62 Acres. District 4/Fosque (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**2019-0985 RZM2019-00011**, Applicant: BH Affordable, LLC, Owners: Alcovy 316, LLC and Asher Benator, Rezoning of Tax Parcel Nos. R5239 002 and 009, RA-200, R-100 and MH to RM-13; Apartments, 1300 Block of Winder Highway, 15.09 Acres. District 3/Hunter (Tabled on 11/19/2019) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2019-1288 RZM2019-00014**, Applicant: Mason Family Management Company, LLC, Owner: Joffe Athens Highway, LLC, Rezoning of Tax Parcel Nos. R5126 142 and R5131 003, C-2 to RM-24; Apartments (Buffer Reduction), 600 Block of Athens Highway and 3000 Block of Wellbrook Drive, 18.42 Acres. District 3/Hunter (Tabled on 12/10/2019) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As RM-13][Planning Commission Recommendation: Approve with Conditions As - RM-24]

**2019-1289 RZM2019-00015**, Applicant: Brand Properties, LLC, Owner: Plain View Investments, LLC, Rezoning of Tax Parcel Nos. R7081 013 and 153, C-2 to RM-24; Apartments (Buffer Reduction), 1800-1900 Blocks of Duluth Highway and 5000 Block of Sugarloaf Parkway, 11.74 Acres. District 1/Brooks (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2019-1290 RZR2019-00022**, Applicant: Geosam Capital US (Georgia), LLC, Owner: Geosam Capital US (Georgia), LLC, Rezoning of Tax Parcel Nos. R5248 002, 004, 014, 015, 017 and 052, R-100 to OSC; Open Space Conservation Subdivision, 1600 Block of Ewing Chapel Road, 119.48 Acres. District 3/Hunter (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**V. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-1291 RZR2019-00023**, Applicant: Old Norcross Investments, Inc., Owners: James Royce Wages, Et al, James R. Jr. and Fay R. Wages, and C.E. Smith, Rezoning of Tax Parcel Nos. R2003 030, 058 and 257, RA-200 to OSC; Open Space Conservation Subdivision, 400 Block of Auburn Road and 300 Block of West Union Grove Circle, 79.68 Acres. District 3/Hunter (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-1292 RZR2019-00024**, Applicant: CKK Development Services, Owner: Howard Duane Johnson, Rezoning of Tax Parcel No. R7223 002, RA-200 and R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 2800 Block of Bart Johnson Road, 58.49 Acres. District 4/Fosque (Tabled on 12/10/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**VI. Public Hearing - New Business**

**1. Change in Conditions**

**2020-0060 CIC2020-00001**, Applicant: JPM Outlook, LLC, Owner: Megel Properties, LP, Tax Parcel No. R6139 061, Change in Conditions of Zoning for Property Zoned RM-10, 6100 Block of Lawrenceville Highway, 6.85 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

**2020-0061 CIC2020-00002**, Applicant: Pulte Home Company, LLC, Owners: Berry Hall Developments, LLC/Woodland Hall Investments and Pulte Home Company, LLC, Tax Parcel No. R5344 223, Change in Conditions of Zoning for Property Zoned OSC, 2500 Block of Berry Hall Road, 72.16 Acres. District 3/Hunter[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**VI. Public Hearing - New Business**

**1. Change in Conditions**

**2020-0062 CIC2020-00003**, Applicant: WS Sugarloaf LLC, Owner: WS Sugarloaf LLC, Tax Parcel No. R7116 010A, Change in Conditions of Zoning for Property Zoned M-1, 2300 Block of Satellite Boulevard, 2.86 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0063 CIC2020-00004**, Applicant: Thuy Vu, Owner: Thuy Vu, Tax Parcel No. R6191 091, Change in Conditions of Zoning for Property Zoned C-2, 6200 Block of S. Norcross Tucker Road, 3.92 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2. Special Use Permit**

**2020-0064 SUP2020-00001**, Applicant: Quyen Tonnu, Owner: Quyen Tonnu, Tax Parcel No. R5092 005A and 699, Application for a Special Use Permit in a R-100 Zoning District for Accessory Structures Exceeding Cumulative Total of 1,000 Square Feet, 1200 Block of Cooper Road, 2.93 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

**2020-0065 SUP2020-00002**, Applicant: Camelia C. Grecu, Owner: Camelia C. Grecu, Tax Parcel No. R1001 442, Application for a Special Use Permit in a RA-200 Zoning District for a Family Personal Care Home (Renewal), 3000 Block of Hamilton Mill Road, 2.27 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0066 SUP2020-00004**, Applicant: Carole Valentin, Owner: Carole Valentin, Tax Parcel No. R5129 032, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home (Renewal), 5200 Block of Lake Carlton Road, 1.96 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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**VI. Public Hearing - New Business**

**2. Special Use Permit**

**2020-0067 SUP2020-00005**, Applicant: Lucky Premium Treats, LLC, Owner: Barton & Poolos Properties, Inc., Tax Parcel No. R6197 126, Application for a Special Use Permit in a M-1 Zoning District for a Poultry/Meat Processing Facility, 1200 Block of Oakbrook Drive, 3.63 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**3. Rezonings**

**2020-0048 RZC2020-00002**, Applicant: Quattrok, LLC, Owners: Barryjeff, Inc. and Isacc N. Habif, et al, Rezoning of Tax Parcel Nos. R7156 011, 012 and 013, R-100, O-I, C-2 and M-2 to MU-R; Mixed-Use Development (Buffer Reduction), 2700 Block of Meadow Church Road, 1200 Block of Old Peachtree Road and 1700 Block of Meadow Drive, 17.06 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2020-0023 RZC2020-00001**, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Rezoning of Tax Parcel No. R3006 006, MUO to O-I; Independent Living, Retirement Community, 5900 Block of Thompson Mill Road, 11.52 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2020-0025 SUP2020-00006**, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 006, Application for a Special Use Permit in an O-I (Proposed) Zoning District for an Independent Living, Retirement Community, 5900 Block of Thompson Mill Road, 11.52 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2020-0026 SUP2020-00007**, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 006, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Building Height Increase, 5900 Block of Thompson Mill Road, 11.52 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/4/2020]

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**3. Rezoning**

**2020-0049 RZC2020-00003**, Applicant: WF Sugar Hill, LLC, Owner: Jennifer Scott, Rezoning of Tax Parcel Nos. R7339 014 and 085, C-1 and C-2 to C-2; Car Wash (Buffer Reduction), 5900 Block of Cumming Highway and 5800 Block of Suwanee Dam Road, 1.29 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2020-0050 SUP2020-00008**, Applicant: WF Sugar Hill, LLC, Owner: Jennifer Scott, Tax Parcel No. R7339 014 and 085, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for a Car Wash (Buffer Reduction), 5900 Block of Cumming Highway and 5800 Block of Suwanee Dam Road, 1.29 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/4/2020]

**2020-0051 RZM2020-00001**, Applicant: Ascot Investment Company, Inc., Owners: Robert E. Robinson, Jr. and Sara Pichulik, Rezoning of Tax Parcel Nos. R7127 011 and 013, R-100 to R-TH; Townhouses (Buffer Reduction), 2700 Block of McGinnis Ferry Road and 2600 Block of Lawrenceville Suwanee Road, 21.6 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0052 RZM2020-00002**, Applicant: Ascot Investment Company, Inc., Owners: Robert E. Robinson, Jr. and Sara Pichulik, Rezoning of Tax Parcel Nos. R7127 011, 013 and 168, R-100 to RM-24; Apartments (Buffer Reduction), 2700 Block of McGinnis Ferry Road and 2600 Block of Lawrenceville Suwanee Road, 19.7 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0053 RZM2020-00003**, Applicant: Action Technology Solutions, Owner: TM Harris, Rezoning of Tax Parcel No. R5019 014, M-1 to R-TH; Townhouses, 100 Block of Huff Drive, 10.84 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/4/2020]

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**VI. Public Hearing - New Business**

**3. Rezoning**

**2020-0054 RZR2020-00001**, Applicant: Bonnie and Jaime Leonard, Owners: Bonnie and Jaime Leonard, Rezoning of Tax Parcel No. R7351 034, R-100 to RA-200; Residential Agricultural Uses, 6200 Block of Stewart Road, 2.06 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0055 RZR2020-00002**, Applicant: Mohamed Kuyateh, Owner: Mohamed Kuyateh, Rezoning of Tax Parcel No. R6033 028, O-I to R-100; Family Personal Care Home, 2800 Block of Centerville Highway, 1.74 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0056 SUP2020-00003**, Applicant: Mohamed Kuyateh, Owner: Mohamed Kuyateh, Tax Parcel No. R6033 028, Application for a Special Use Permit in a R-100 (Proposed) Zoning District for a Family Personal Care Home, 2800 Block of Centerville Highway, 1.74 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0057 RZR2020-00003**, Applicant: Northpointe Communities, LLC, Owner: Northpointe Realty Investments, LLC, Rezoning of Tax Parcel Nos. R5099 002, 017 and 025, R-100 to TND; Traditional Neighborhood Development, 3500 Block of Brushy Fork Road and 1100 Block of Temple Johnson Road, 26.47 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0058 RZR2020-00004**, Applicant: Gayle Stanton, Owner: Gayle Stanton, Rezoning of Tax Parcel Nos. R7002 021A and 021B, R-100 to R-75; Single Family Subdivision, 600 Block of Paden Drive and 2400 Block of Kemp Drive, 1.94 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]



**VI. Public Hearing - New Business**

**3. Rezoning**

**2020-0059 RZR2020-00005**, Applicant: Clayton Properties Group, Inc. dba Chafin Land Development, Owner: Clayton Properties Group, Inc., Rezoning of Tax Parcel Nos. R3003 024, 071, 245, 258, 286 and 578, R-100 to TND; Traditional Neighborhood Development, 1200-1300 Blocks of Mount Moriah Road and 4700 Block of Braselton Highway, 65.05 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions As OSC] [Planning Commission Recommendation: Approve with Conditions As - TND]

**VII. New Business**

**1. Planning & Development/Kathy S. Holland**

**2020-0080 Ratification** of Plat approvals for December 1, 2019 through December 31, 2019.

**VIII. Comments from Audience**

**IX. Adjournment**