



Public Hearing Agenda Tuesday, February 25, 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:** February 18, 2020
- **Briefing 10:30 a.m.:** February 18, 2020
- **Informal Business Discussion 12:00 p.m.:** February 18, 2020
- **Executive Session:** February 18, 2020
- **Business Session:** February 18, 2020
- **Briefing 3:00 p.m.:** February 18, 2020

V. Announcements:

- **Proclamation:** Black History Month, February 2020

VI. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 (Tabled on 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 2

VI. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2019-0982 RZC2019-00016, Applicant: 5LP Holding, LLC, Owner: 5LP Holding, LLC and Frank Ferreira, 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 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 3

VI. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 (Tabled on 1/28/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0049 RZC2020-00003, Applicant: WF Sugar Hill, LLC, Owner: Jenifer Scott, Rezoning of Tax Parcel No. R7339 014, C-1 to C-2; Car Wash (Buffer Reduction), 5900 Block of Cumming Highway and 5800 Block of Suwanee Dam Road, 0.8 Acre. District 1/Brooks (Tabled on 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0050 SUP2020-00008, Applicant: WF Sugar Hill, LLC, Owners: Jenifer Scott and Jennifer Antrobus, Tax Parcel Nos. 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 (Tabled on 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

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 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions As - R-TH]

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 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 4

VI. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 1/28/2020) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

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 (Tabled on 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

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 1/28/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As OSC] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

1. Transportation/Alan Chapman

2020-0183 Approval of incorporation into the Gwinnett County Speed Hump Program Cole Road. Total estimated cost is \$5,902.00. This project is funded by the 2014 SPLOST Program. (Staff Recommendation: Approval)

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 5

VII. Public Hearing - New Business

2. Change in Conditions

2020-0168 CIC2020-00005, Applicant: AM Realty GA, LLC, Owner: AM Realty GA, LLC, Tax Parcel No. R6207 010, Change in Conditions of Zoning for Property Zoned C-3, 3200 Block of Commerce Avenue, 1.99 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0169 CIC2020-00006, Applicant: Wilmer E. Sanabria, Owner: New York Upholstery, Tax Parcel No. R5074 296, Change in Conditions of Zoning for Property Zoned O-I, 1400 Block of Scenic Highway, 0.41 Acre. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0170 CIC2020-00008, Applicant: GS&T Properties, LLC, Owner: GS&T Properties, LLC, Tax Parcel No. R7168 036, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned M-1, 500 Block of Satellite Boulevard and 3200 Block of McGinnis Ferry Road, 7.49 Acres. District 1/Brooks [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0171 CIC2020-00009, Applicant: Clayton Properties Group, Inc. dba Chafin Builder, Owner: Clayton Properties Group, Inc. dba Chafin Builder, Tax Parcel Nos. R5169 002 and R5184 022, Change in Conditions of Zoning for Property Zoned OSC, 1600 Block of Chandler Road and 1700 Block of Sharpton Trail, 70.15 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0172 CIC2020-00010, Applicant: Manor Restorations, LLC, Owner: H2J Investments, LLLP, Tax Parcel No. R5325 007, Change in Conditions of Zoning for Property Zoned OSC, 3100 Block of Bold Springs Road and 2700 Block of Jones Phillips Road, 53.67 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 6

VII. Public Hearing - New Business

3. Special Use Permit

2020-0173 SUP2020-00009, Applicant: Sylanna Williams, Owner: Sylanna Williams, Tax Parcel No. R5123 045, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 2400 Block of Rosebud Road, 2.44 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0174 SUP2020-00010, Applicant: Recovery Foundations Inc., Owner: Frank Darius, Tax Parcel No. R5018 006A, Application for a Special Use Permit in a C-2 Zoning District for a Residential Rehabilitation Center, 2400 Block of Lawrenceville Highway, 0.27 Acre. District 4/Fosque

2020-0175 SUP2020-00011, Applicant: Bettina S. Bland, Owner: Juanita S. Holloway, Tax Parcel No. R5140 191, Application for a Special Use Permit in a R-75 Zoning District for a Home Occupation (Hair Salon), 300 Block of Black Oak Court, 0.40 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0176 SUP2020-00012, Applicant: Belal Bakhtyar, Owner: Ali Dhannani, Tax Parcel No. R7004 001, Application for a Special Use Permit in a C-2 Zoning District for a Hookah Lounge, 1800 Block of Old Norcross Road, 3.06 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0177 SUP2020-00013, Applicant: Xiao Jun Wen, Owner: G. Todd Tyson, Tax Parcel No. R6210 026, Application for a Special Use Permit in a M-1 Zoning District for an Adult Day Care Facility, 1800 Block of Shackleford Court and 1800 Block of Shackleford Road, 1.76 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 7

VII. Public Hearing - New Business

4. Rezonings

2020-0161 RZC2020-00004, Applicant: MTH Enterprises, Inc., Owner: MTH Enterprises, Inc., Rezoning of Tax Parcel Nos. R6051 025 and 026, R-100 to C-2; Commercial Retail Uses (Buffer Reduction), 2100 Block of Rosedale Road and 3200 Block of Stone Mountain Highway, 0.96 Acre. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0162 RZM2020-00004, Applicant: Mahaffey Pickens Tucker, LLP, Owner: BCLS Capital, LLC, Rezoning of Tax Parcel Nos. R7157 030 and 102, C-2 and M-1 to HRR; High-Rise Residential, 6600 Block of Sugarloaf Parkway, 7.38 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2020-0163 RZM2020-00005, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Timothy S. Landers, Rezoning of Tax Parcel No. R5138 014, C-1 to RM-24; Apartments, 500 Block of Webb Gin House Road, 13.23 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0164 RZM2020-00009, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Timothy S. Landers, Rezoning of Tax Parcel No. R5138 014, C-1 to R-TH; Townhomes, 500 Block of Webb Gin House Road, 3.96 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0165 RZM2020-00006, Applicant: Commonwealth Development Corporation, Owner: Rockland Acquisitions, LLC, Rezoning of Tax Parcel Nos. R6010 004 and 061, R-100 and C-2 to RM-13; Apartments, 8000 Block of South Rockbridge Road, 18.37 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

2020-0166 RZR2020-00006, Applicant: Richardson Housing Group, Owner: Estate of Mary Petrich, Rezoning of Tax Parcel Nos. R6158B005, 006, 007, 008 and 009, R-75 to TND; Traditional Neighborhood Development, 4400 Block of Vernon Street and 4300 Block of Shady Drive, 5.14 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

Public Hearing Agenda
Tuesday, February 25, 2020 - 7:00 PM
Page 8

VII. Public Hearing - New Business

4. Rezoning

2020-0167 RZR2020-00007, Applicant: Richardson Housing Group, Owner: Richardson Housing Group, Rezoning of Tax Parcel Nos. R6158B012, 013, 014 and 015, R-75 to TND; Traditional Neighborhood Development, 4400 Block of Vernon Street, 4300 Block of Shady Drive and 700 Block of Freeman Drive, 5.81 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/3/2020]

VIII. New Business

1. Commissioners

2020-0160 Approval of an appointment to fill the unexpired term of Mark Grams to the Gwinnett County Airport Authority. Term expires December 31, 2020. District 1/Brooks

2. Planning & Development/Kathy S. Holland

2020-0194 Approval of Wavier 2019-00004 from the Unified Development Ordinance. The applicant, RNJ2, LLC, requests a waiver from Title 3, Section 900-140.1 to allow a minor residential development with a private drive. The property is located in the 6000 Block of Williams Road, District 6, Land Lot 164, Parcel 005. Commission District 2/Ku

2020-0178 Ratification of Plat approvals for January 1, 2020 through January 31, 2020.

IX. Comments from Audience

X. Adjournment