



Official
Public Hearing Minutes
Tuesday, May 26, 2020 - 7:00 PM

Present: Charlotte J. Nash, Jace Brooks, Tommy Hunter, Marlene M. Fosque
Via Teleconference: Ben Ku

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

{Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

IV. Approval of Minutes:

- **Work Session:** May 19, 2020
- **Informal Business Discussion 12:00 p.m.:** May 19, 2020
- **Executive Session:** May 19, 2020
- **Business Session:** May 19, 2020
- **Informal Business Discussion 3:00 p.m.:** May 19, 2020
{Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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: Approve with Conditions]
{Action: Approved with Stipulations Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

Public Hearing Official Minutes
Tuesday, May 26, 2020 - 7:00 PM
Page 2

V. 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 5/26/2020**) (**Tabled to 6/23/2020**)(**Public hearing was not held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

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: Approve with Conditions] **{Action: Approved with Stipulations Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

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: Approve with Conditions] **{Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

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 5/26/2020**) (**Tabled to 6/23/2020**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/7/2020] **{Action: Tabled Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

Public Hearing Official Minutes
Tuesday, May 26, 2020 - 7:00 PM
Page 3

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)**[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/7/2020] **{Action: Tabled Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

2019-1289 RZM2019-00015, Applicant: Brand Properties, LLC, Owners: Plain View Investments, LLC and Sugarloaf Mills Residual Limited Partnership, Rezoning of Tax Parcel Nos. R7081 013, 124 and 153, C-2 to RM-24; Apartments (Buffer Reduction), 1800-1900 Blocks of Duluth Highway and 5000-5100 Blocks of Sugarloaf Parkway, 14.42 Acres. District 1/Brooks **(Tabled on 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)**[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/7/2020] **{Action: Tabled Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

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 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)**[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/7/2020] **{Action: Tabled Motion: Fosque Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

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 **(Tabled on 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)**[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/7/2020] **{Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}**

Public Hearing Official Minutes
Tuesday, May 26, 2020 - 7:00 PM
Page 4

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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 (Tabled on 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/7/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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 (Tabled on 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Approve with Conditions As - OSC] {Action: Approved with Change Motion: Fosque Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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: 4/7/2020] {Action: Denied without Prejudice Motion: Ku Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

Public Hearing Official Minutes
Tuesday, May 26, 2020 - 7:00 PM
Page 5

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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: 4/7/2020] {Action: Denied without Prejudice Motion: Ku Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2020-0244 CIC2020-00011, Applicant: Danut Andronesi, Owners: Danut Andronesi and George Joja, Tax Parcel Nos. R3003 034A and 034B, Change in Conditions of Zoning for Property Zoned R-100, 1500 Block of Mineral Springs Road, 1.86 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Approved with Planning Department Conditions Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0245 CIC2020-00012, Applicant: Century Communities of Georgia, LLC, Owner: Century Communities of Georgia, LLC, Tax Parcel No. R1003 824 thru 845A, Change in Conditions of Zoning for Property Zoned R-60, 3200 Block of Friendship Road, 10.82 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0246 CIC2020-00013, Applicant: Manor Lake Development, LLC, Owner: Kent and Tim Puckett, and Jack Burel, Tax Parcel Nos. R1001 009 and 045, Change in Conditions (Buffer Reduction) of Zoning for Property Zoned O-I, 2900 Block of Hamilton Mill Road, 9.02 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2020-0247 SUP2020-00017, Applicant: Manor Lake Development, LLC, Owners: Kent and Tim Puckett, and Jack Burel, Tax Parcel Nos. R1001 009 and 045, Application for a Special Use Permit in an O-I Zoning District for a Retirement Community (Buffer Reduction), 2900 Block of Hamilton Mill Road, 9.02 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2. Special Use Permit

2020-0248 SUP2020-00014, Applicant: Greg Bennett, Owner: Greg Bennett, Tax Parcel No. R6094 003, Application for a Special Use Permit in a C-2 Zoning District for a Landscape Contractors Office (Buffer Reduction), 1100 Block of Rockbridge Road, 0.99 Acre. District 2/Ku[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0249 SUP2020-00015, Applicant: Daniela Luca, Owner: Daniela Luca, Tax Parcel No. R7027 161, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 700 Block of Braselton Highway, 2.91 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Nash Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0250 SUP2020-00016, Applicant: Gem Robinson, Owner: Gem Robinson, Tax Parcel No. R4318 043, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 3200 Block of Lee Road, 1.0 Acre. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

Public Hearing Official Minutes
Tuesday, May 26, 2020 - 7:00 PM
Page 7

VI. Public Hearing - New Business

2. Special Use Permit

2020-0251 SUP2020-00018, Applicant: Massive Auto Brokers, Inc., Owner: JEKA Property Investments, LLC, Tax Parcel No. R6190 172, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales (Renewal), 5000 Block of Jimmy Carter Boulevard and 6100 Block of Rockbridge School Road, 0.69 Acre. District 2/Ku[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

3. Rezonings

2020-0242 RZC2020-00005, Applicant: HREG Venture Owner, LLC, Owner: HREG Venture Owner, LLC, Rezoning of Tax Parcel No. R6209 030, C-2 to M-1; Office Warehouse (Buffer Reduction), 4000 Block of Venture Drive and 2000 Block of West Liddell Road, 15.91 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0243 RZM2020-00007, Applicant: Edge City Properties, Inc., Owners: Phyllis Marie White, Mary Lee Brooks (Estate) and Hotel Motel Group USA, Inc. & Unity Realty Company Inc., Rezoning of Tax Parcel Nos. R6052 025, 027 and 243, R-ZT, O-I, and C-2 to R-TH; Townhouses, 2200 Block of Parkwood Road, 9.61 Acres. District 3/Hunter (Tabled on 5/26/2020) (Tabled to 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VII. Old Business

1. Planning & Development/Kathy S. Holland

2020-0388 Award RP005-20, provision of consultant services to develop a comprehensive housing study, to the highest scoring firm, Bleakly Advisory Group, LLC, amount not to exceed \$238,000.00 (negotiated cost savings of \$14,000.00). Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award) {Action: Approved Motion: Nash Second: Fosque Vote: 4-1; Nash-Yes; Brooks-No; Ku-Yes; Hunter-Yes; Fosque-Yes}

VIII. New Business

1. Planning & Development/Kathy S. Holland

2020-0252 Ratification of Plat approvals for February 1, 2020 through February 29, 2020. {Action: Approved Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0367 Ratification of Plat approvals for March 1, 2020 through March 31, 2020. {Action: Approved Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0452 Ratification of Plat approvals for April 1, 2020 through April 30, 2020. {Action: Approved Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

IX. Comments from Audience

X. Adjournment

{Action: Adjourn Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}