



Public Hearing Agenda
Tuesday, December 15, 2020 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

2020-0453 UDOA2020-00001 - An amendment to the Unified Development Ordinance of Gwinnett County; Title 2 (Land Use & Zoning), Title 3 (Development & Permitting) and the Appendix; to create new residential zoning districts entitled R-100 OSC (Open Space Conservation District) and R-75 OSC (Open Space Conservation District). Subject to approval as to form by the Law Department. (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

2020-0824 CIC2020-00023, Applicant: 1630 PIB, LLC, Owner: 1630 PIB, LLC, Tax Parcel No. R7207 085, Change in Conditions of Zoning for Property Zoned RM-24, 1600 Block of Peachtree Industrial Boulevard, 16.07 Acres. District 1/Brooks (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0847 RZM2020-00025, (Amended) Applicant: Ridgeline Land Planning, Inc., Owner: Gracepointe Nazarene Church, Rezoning of Tax Parcel No. R5124 032, R-100 to R-TH, Townhomes, 2800 Block of Rosebud Road, 25.37 Acres. District 3/Hunter (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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2020-1045 CIC2020-00029, Applicant: Geosam Capital US Georgia, LLC, Owner: Geosam Capital US Georgia, LLC, Tax Parcel No. R5247 019, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned R-100 CSO, 1600 Block of Brooks Road, 29.98 Acres. District 3/Hunter (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

2020-1047 SUP2020-00059, Applicant: Nerko Auto Brokers, Inc., Owners: John Howard and Doug Howard, Tax Parcel Nos. R7065 142 and 143, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop, 1500 Block of Buford Drive, 3.30 Acres. District 4/Fosque (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

2020-1048 SUP2020-00060, Applicant: Nerko Auto Brokers, Inc., Owners: John Howard and Doug Howard, Tax Parcel Nos. R7065 142 and 143, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Related Service, 1500 Block of Buford Drive, 3.30 Acres. District 4/Fosque (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

2020-0979 RZC2020-00021, Applicant: Ray Diyanni, Owners: Nicholas A. McLean and Lynette McLean, Rezoning of Tax Parcel No. R7105 027, C-2 to O-I; Professional Office (Buffer Reduction), 1000 Block of Old Peachtree Road, 0.87 Acre. District 4/Fosque (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1064 RZC2020-00022, Applicant: Glorious Ventures, LLC, Owner: Ben Johnson, et al., Rezoning of Tax Parcel No. R5162 001, R-100 to C-2; Convenience Store with Fuel Pumps, 200 Block of Brand Road and 3800 Block of Loganville Highway, 3.07 Acres. District 3/Hunter (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions As - C-2]

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2020-1054 RZM2020-00034, Applicant: Brand Properties, LLC, Owner: Lillian Margene Moulder Trust, Rezoning of Tax Parcel No. R5074 007, R-100 to RM-24; Apartments, 1400 Block of Scenic Highway and 1400 Block of North Road, 8.93 Acres. District 3/Hunter (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2020-1065 RZM2020-00033, Applicant: H.S. Randall, Owners: Chi Lee and W.B. & A.E.L. Trust, Rezoning of Tax Parcel Nos. R6175 006 and R6175 005A, C-2 & M-1 to RM-13; Apartments (Buffer Reduction), 1100 Block of Beaver Ruin Road and 4200 Block of Phil Niekro Parkway, 23.73 Acres. District 1/Brooks (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-0985 RZR2020-00036, Applicant: Brand Properties, LLC, Owner: Pointebrand III, LLC, Rezoning of Tax Parcel Nos. R7172 009 and 019, R7149 011B and R7173 004, R-ZT, O-I and M-1 to TND; Traditional Neighborhood Development, 3000 Block of Spriggs Road, 38.41 Acres. District 1/Brooks (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

2020-0987 RZR2020-00038, Applicant: JLCS Enterprises, Inc., Owner: Francis Louise Williams Trust, Rezoning of Tax Parcel No. R7017 005, RA-200 to R-60; Single-Family Subdivision, 2000 Block of Rabbit Hill Circle and 1900 Block of Hood Road, 38.53 Acres. District 3/Hunter (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1055 RZR2020-00040, Applicant: Meritage Homes of Georgia, Owner: Robert S. Pounds, Rezoning of Tax Parcel No. R1001 049, RA-200 to OSC; Open Space Conservation Subdivision, 3500-3600 Blocks of Tuggle Road, 54.07 Acres. District 4/Fosque (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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2020-1068 RZR2020-00045, Applicant: McKinley Homes US, LLC, Owners: Hammett Bend, LLC, Mary Ann Kenerly and Edward A. Grove, Rezoning of Tax Parcel Nos. R6130A099, 127, 204 and 208, R-75 and O-I to OSC; Open Space Conservation Subdivision, 200 Block of Hammett Road and 3200 Block of Sir Gregory Manor, 45.82 Acres. District 2/Ku (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

V. Public Hearing - New Business

1. Special Use Permit

2020-1206 SUP2020-00062, Applicant: Roan Fennell, Owner: Roan Fennell, Tax Parcel No. R5071 012, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 2100 Block of Ridgedale Drive, 1.01 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice]

2020-1207 SUP2020-00064, Applicant: Ashley Ramsey, Owner: Mitesh Patel, Tax Parcel No. R5002 015, Application for a Special Use Permit in a R-100 Zoning District for a Group Home, 3800 Block of Lenora Church Road, 2.0 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1216 SUP2020-00063, Applicant: RSS Group, LLC, Owner: RSS Group, LLC, Tax Parcel No. R7176 060, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop, 2300 Block of Mall of Georgia Boulevard, 1.65 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2. Rezoning

2020-1208 RZC2020-00025, Applicant: TL Reynolds Enterprises, LLC, Owner: Cruse Office Park, Rezoning of Tax Parcel No. R7004 266, O-I and C-2 to C-2; Hair Salon (Buffer Reduction), 1800 Block of Old Norcross Road, 4.42 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1209 RZC2020-00026, Applicant: Virginia Pines Investments, LLC, Owners: Virginia Pines Investments, LLC, Carla Applegate and Melvin Landress, Rezoning of Tax Parcel Nos. R3007 033 and 198, RA-200 to C-2; Automobile, Truck or Vehicle Storage Lot (Buffer Reduction), 4600-4700 Blocks of Spout Springs Road, 10.00 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1210 SUP2020-00066, Applicant: Virginia Pines Investments, LLC, Owners: Virginia Pines Investments, LLC, Carla Applegate and Melvin Landress, Tax Parcel Nos. R3007 033 and 198, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile, Truck or Vehicle Storage Lot (Buffer Reduction), 4600-4700 Blocks of Spout Springs Road, 10.00 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1217 RZC2020-00027, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Rezoning of Tax Parcel Nos. R3006 005 and 050, RA-200 to O-I; Retirement Community (Independent Living), 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1218 SUP2020-00067, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Tax Parcel Nos. R3006 005 and 050, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Retirement Community (Independent Living), 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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2. Rezonings

2020-1219 SUP2020-00068, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Tax Parcel Nos. R3006 005 and 050, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase, 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1220 RZC2020-00028, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Rezoning of Tax Parcel No. R3006 009A, RA-200 to O-I; Retirement Community (Independent Living), 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1221 SUP2020-00069, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 009A, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Retirement Community (Independent Living), 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1222 SUP2020-00070, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 009A, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase, 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1223 RZM2020-00035, Applicant: Manor Restorations, LLC, Owner: Legacy State Bank, Inc., Rezoning of Tax Parcel Nos. R4321 002 and 500, C-1 to R-TH; Townhouses (Buffer Reduction), 3500 Block of Lee Road, 4500 Block of Rosebud Drive and 4500 Block of Mink Livsey Road, 8.22 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

2020-1224 RZM2020-00036, Applicant: Walker Anderson Homes, LLC, Owners: Myron B. and Linda A. Baynes, Rezoning of Tax Parcel Nos. R7166 045, 057 & 065, R-100 to R-TH; Townhouses (Buffer Reduction), 3200 Block of Suwanee Creek Road, 4.2 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

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2. Rezonings

2020-1211 RZM2020-00037, Applicant: CKK Development Services, Owners: Charles W. Bullock, the Estate of James L. Bullock and Michael Brett Bullock, Rezoning of Tax Parcel Nos. R7339 011, 012, 012A, 061 and 062, R-100 to R-TH; Townhouses, 5800 Block of Suwanee Dam Road, 6.80 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1212 RZM2020-00038, Applicant: Core Property Capital, Owner: Free Chapel Worship Center, Inc., Rezoning of Tax Parcel Nos. R7144 008 and R7177 164, O-I and C-2 to RM-24; Apartments, 2500 Block of Mall of Georgia Boulevard and 1800 Block of Appaloosa Lane, 12.45 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

2020-1213 RZM2020-00039, Applicant: Core Property Capital, Owner: Free Chapel Worship Center, Inc., Rezoning of Tax Parcel No. R7144 034, O-I to RM-24; Apartments, 1800 Block of Appaloosa Lane, 3.74 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2021]

2020-1225 RZM2020-00040, Applicant: CKK Development Services, Owners: William Caylor and MAAG USA, LLC, Rezoning of Tax Parcel Nos. R5126 028 and R5131 002, R-100 to R-TH; Townhouses (Buffer Reduction), 600 Block of Athens Highway and 600 Block of Midway Road, 13.68 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1214 RZM2020-00041, Applicant: Lawrenceville Land Holdings, LLC, Owner: Rebecca Lee Merritt, Rezoning of Tax Parcel Nos. R5239 014 and 026, R-ZT to R-TH; Townhouses (Buffer Reduction), 1400 Block of Winder Highway, 16.60 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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2. Rezoning

2020-1215 RZR2020-00046, Applicant: MRM Real Estate, LLC, Owner: MRM Real Estate, LLC, Rezoning of Tax Parcel No. R7103 038, R-140 to R-75; Single-Family Residences, 2100 Block of Rock Springs Road, 5.3 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1226 RZR2020-00047, Applicant: Patch of Land, LLC, Owner: Patch of Land, LLC, Rezoning of Tax Parcel No. R4335 007, R-100 to OSC; Open Space Conservation Subdivision, 4600 Block of Mink Livsey Road, 18.9 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1227 RZR2020-00048, Applicant: Harborstone Properties, LLC, Owner: Brookside Ventures, LLC, Rezoning of Tax Parcel No. R2003 217, O-I to R-60; Single-Family Subdivision, 200 Block of Auburn Road and 900 Block of Tama Hill Court, 19.38 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VI. New Business

1. County Administration

2020-1285 Ratification of employment agreement with Susan Canon., Director of Planning & Development, for recording purposes.

2. Planning & Development/Kathy S. Holland

2020-1228 Ratification of Plat Approvals for November 1, 2020 through November 30, 2020.

VII. Comments from Audience

VIII. Adjournment