



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, JULY 5, 2016 AT 7:00 P.M.**

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL THE FACILITIES MANAGEMENT DIVISION AT 770.822.8015.

- A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA

PC Action: Approved		Vote: 8-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- D. APPROVAL OF MINUTES (JUNE 7, 2016 MEETING)

PC Action: Approved		Vote: 8-0	
Hastings	Yes (Second)	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- E. ANNOUNCEMENTS

- F. OLD BUSINESS

I. CASE NUMBER	:SUP2015-00026 (Public Hearing Held 6-7-16)
APPLICANT	:DEVELOPMENT PLANNING & ENGINEERING
CONTACT	:TONYA WOODS
PHONE NUMBER	:770.271.2868
ZONING	:C-2 & M-1
LOCATION	:1600 BLOCK OF BOGGS ROAD
	:2500 BLOCK OF BRECKINRIDGE BOULEVARD
MAP NUMBERS	:R7076 002 & 029
ACREAGE	:5.11 ACRES
PROPOSED DEVELOPMENT	:HEAVY TRUCK AND TRAILER STORAGE LOT (REDUCTION IN BUFFERS)
COMMISSION DISTRICT	:(1) BROOKS
DEPARTMENT RECOMMENDATION	:DENIAL

PC Action: Approved with Conditions **Vote: 8-0**

Hastings Yes (Motion)
 Houser Yes
 Warbington Absent
 Dixon Yes
 Still Yes

Mitchell Yes (Second)
 Zaman Yes
 Tullis Yes
 Crowe Yes

2. CASE NUMBER :**BRD2016-00002**
 APPLICANT :QUIKTRIP CORPORATION
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING :C-2
 LOCATION :2000 BLOCK OF BEAVER RUIN ROAD
 :2000 BLOCK OF INDIAN TRAIL LILBURN ROAD
 MAP NUMBER :R6212 036
 ACREAGE :1.91 ACRES
 PROPOSED DEVELOPMENT :BUFFER REDUCTION FROM 75 FEET TO 0 FEET
 COMMISSION DISTRICT :(1) BROOKS
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Tabled to 8-2-16
 Hastings Yes (Motion)
 Houser Yes
 Warbington Absent
 Dixon Yes
 Still Yes

Vote: 8-0
 Mitchell Yes (Second)
 Zaman Yes
 Tullis Yes
 Crowe Yes

3. CASE NUMBER :**RZR2016-00005**
 APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
 CONTACT :SHANE LANHAM
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :R-100 TO R-TH
 LOCATION :500 BLOCK OF PADEN DRIVE
 :2600 BLOCK OF TITON WAY
 MAP NUMBER :R5017 009
 ACREAGE :22.46 ACRES
 UNITS :107 UNITS
 PROPOSED DEVELOPMENT :TOWNHOMES
 COMMISSION DISTRICT :(4) HEARD
 DEPARTMENT RECOMMENDATION :**DENIAL**
 PC Action: Tabled to 8-2-16
 Hastings Yes
 Houser Yes
 Warbington Absent
 Dixon Yes (Second)
 Still Yes

Vote: 8-0
 Mitchell Yes
 Zaman Yes
 Tullis Yes
 Crowe Yes (Motion)

4. CASE NUMBER :**RZC2016-00015**
 APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
 CONTACT :SHANE LANHAM OR LEE TUCKER
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :C-2 TO MU-R
 LOCATION :3100 BLOCK OF WOODWARD CROSSING BOULEVARD
 :2600 BLOCK OF MALL OF GEORGIA BOULEVARD
 MAP NUMBER :R7177 047
 ACREAGE :16.0 ACRES
 SQUARE FEET :217,170 SQUARE FEET (RETAIL)

UNITS

PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 8-2-16

Hastings	Yes
Houser	Yes
Warbington	Absent
Dixon	Yes (Second)
Still	Yes

:91,200 SQUARE FEET (OFFICE)
:134,460 SQUARE FEET (250 HOTEL GUEST ROOMS)
:352 UNITS (APARTMENTS)
:40 UNITS (CONDOMINIUMS)
:REGIONAL MIXED-USE DEVELOPMENT
:(4) HEARD
:**APPROVAL WITH CONDITIONS**

Vote: 8-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes
Crowe	Yes (Motion)

5. CASE NUMBER

APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBERS
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 8-2-16

Hastings	Yes
Houser	Yes
Warbington	Absent
Dixon	Yes (Second)
Still	Yes

:**RZR2016-00009**

:MAHAFFEY, PICKENS, TUCKER, LLP
:SHANE LANHAM
:770.232.0000
:RA-200 TO R-60
:2200-2300 BLOCK OF KILGORE ROAD
:R7178 014, 015, 016 & R7185 068
:17.44 ACRES
:36 UNITS
:SINGLE-FAMILY SUBDIVISION
:(4) HEARD

:**DENIAL**

Vote: 8-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes
Crowe	Yes (Motion)

6. CASE NUMBER

APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBERS
ACREAGE
UNITS
PROPOSED DEVELOPMENT

COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 8-2-16

Hastings	Yes
Houser	Yes
Warbington	Absent
Dixon	Yes (Second)
Still	Yes

:**RZR2016-00011**

:MAHAFFEY, PICKENS, TUCKER, LLP
:SHANE LANHAM OR LEE TUCKER
:770.232.0000
:R-100 TO TND
:1100-1200 BLOCK OF WEBB GIN HOUSE ROAD
:R5087 120 & R5106 003, 067 & 278
:43.56 ACRES
:99 UNITS
:TRADITIONAL NEIGHBORHOOD DEVELOPMENT
(REDUCTION IN BUFFERS)
:(4) HEARD

:**DENIAL**

Vote: 8-0

Mitchell	Yes
Zaman	Yes
Tullis	Yes
Crowe	Yes (Motion)

7. CASE NUMBER

APPLICANT

:**RZM2016-00003**

:MAHAFFEY, PICKENS, TUCKER, LLP

CONTACT :SHANE LANHAM OR LEE TUCKER
 PHONE NUMBER :770.232.0000
 ZONING CHANGE :R-100 TO RM-24
 LOCATION :1100-1200 BLOCK OF WEBB GIN HOUSE ROAD
 MAP NUMBERS :R5087 120 & R5106 278
 ACREAGE :12.57 ACRES
 UNITS :300 UNITS
 PROPOSED DEVELOPMENT :APARTMENTS (REDUCTION IN BUFFERS)
 COMMISSION DISTRICT :(4) HEARD
 DEPARTMENT RECOMMENDATION :**DENIAL**
 PC Action: Tabled to 8-2-16
 Hastings Yes Mitchell Yes
 Houser Yes Zaman Yes
 Warbington Absent Tullis Yes
 Dixon Yes (Second) Crowe Yes (Motion)
 Still Yes

8. CASE NUMBER :**SUP2016-00040**
 APPLICANT :SEVA ADULT CARE, LLC
 CONTACT :SHEETAL R. DESAI
 PHONE NUMBER :678.502.7464
 ZONING :R-100 & R-75
 LOCATION :2700 BLOCK OF DULUTH HIGHWAY
 MAP NUMBER :R7160 014
 ACREAGE :15.10 ACRES
 PROPOSED DEVELOPMENT :DAYCARE FACILITY (ADULT)
 COMMISSION DISTRICT :(1) BROOKS
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
 PC Action: Approved with conditions
 Hastings Yes (Second) Mitchell Yes (Motion)
 Houser Yes Zaman Yes
 Warbington Absent Tullis Yes
 Dixon Yes Crowe Yes
 Still Yes

G. NEW BUSINESS

I. CASE NUMBER :**RZC2016-00016**
 APPLICANT :NANCY G. LAIL & STEPHANIE HUMPHREY
 CONTACT :MARIAN ADEIMY
 PHONE NUMBER :678.518.6855
 ZONING CHANGE :R-100 TO M-1
 LOCATION :2900 BLOCK OF MCGINNIS FERRY ROAD
 MAP NUMBER :R7152 007
 ACREAGE :3.3 ACRES
 SQUARE FEET :60,000 SQUARE FEET
 PROPOSED DEVELOPMENT :OFFICE/WAREHOUSE (REDUCTION IN BUFFERS)
 COMMISSION DISTRICT :(1) BROOKS
 DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

PC Action: Tabled to 8-2-16
 Hastings Yes (Motion) Mitchell Yes (Second)
 Houser Yes Zaman Yes
 Warbington Absent Tullis Yes

Dixon Yes
Still Yes

Crowe Yes

2. CASE NUMBER :**RZR2016-00012**
APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-75 TO R-TH
LOCATION :3200-3300 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBER :R7164 183
ACREAGE :6.05 ACRES
UNITS :36 UNITS
PROPOSED DEVELOPMENT :ATTACHED TOWNHOMES (REDUCTION IN BUFFERS)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 8-2-16
Hastings Yes (Motion)
Houser Yes
Warbington Absent
Dixon Yes
Still Yes
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes
3. CASE NUMBER :**RZR2016-00013**
APPLICANT :BEAZER HOMES
CONTACT :MARIAN ADEIMY
PHONE NUMBER :678.518.6855
ZONING CHANGE :O-1 & R-75 TO R-60
LOCATION :0-100 BLOCK OF BETHESDA CHURCH ROAD
:100-200 BLOCK OF RONALD REAGAN PARKWAY
MAP NUMBERS :R6127 063 & R6128 267
ACREAGE :29.43 ACRES
UNITS :81 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS AS R-60**
PC Action: Approved with conditions
Hastings Yes
Houser Yes (Motion)
Warbington Absent
Dixon Yes
Still Yes
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes
4. CASE NUMBER :**RZR2016-00014**
APPLICANT :JEFF C. HENSON
PHONE NUMBER :770.355.1828
ZONING CHANGE :R-100 TO OSC
LOCATION :200 BLOCK OF HOKE O'KELLY MILL ROAD
:3700 BLOCK OF LOGANVILLE HIGHWAY
MAP NUMBERS :R5162 003, 036, 044 & R5163 003
ACREAGE :92.74 ACRES
UNITS :250 UNITS
PROPOSED DEVELOPMENT OPEN SPACE CONSERVATION SUBDIVISION
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approved with conditions
Vote: 6-2

Hastings No
Houser Yes
Warbington Absent
Dixon Yes
Still Yes

Mitchell No
Zaman Yes
Tullis Yes (Motion)
Crowe Yes (Second)

5. CASE NUMBER
APPLICANT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approved with conditions
Hastings Yes
Houser Yes
Warbington Absent
Dixon Yes (Second)
Still Yes

:SUP2016-00046
:DANIEL ALLEN
:678.361.8979
:M-1
:200 BLOCK OF ARNOLD ROAD
:R5046 003
:1.03 ACRES
:1,500 SQUARE FEET
:MOTORCYCLE SERVICE AND REPAIR
:(4) HEARD
:APPROVAL WITH CONDITIONS
Vote: 8-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Motion)

6. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approved with conditions
Hastings Yes
Houser Yes (Motion)
Warbington Absent
Dixon Yes
Still Yes

:SUP2016-00047
:GREATER ATLANTA CHRISTIAN SCHOOLS, INC.
:MARIAN ADEIMY
:770.822.0900
:RA-200
:1500 BLOCK OF INDIAN TRAIL LILBURN ROAD
:R6186 091 & R6198 001
:7.78 ACRES
:15,000 SQUARE FEET
:DAYCARE FACILITY (ACCESSORY)
:(2) HOWARD
:APPROVAL WITH CONDITIONS
Vote: 8-0
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

7. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approved with conditions

:BRD2016-00003
:AUTOZONE
:WADE DAVIS
:901.495.8701
:C-2
:4900 JIMMY CARTER BOULEVARD
:R6169 162
:1.01 ACRES
:REDUCTION IN BUFFERS FROM 75 FEET TO 15 FEET
:(2) HOWARD
:APPROVAL WITH CONDITIONS
Vote: 8-0

Hastings	Yes	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes (Second)
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

I. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

UDO2016-00003- AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 1: ADMINISTRATION AND TITLE 2: LAND USE AND ZONING TO PROVIDE NEW OR REVISED REQUIREMENTS FOR DONATION DROP BOXES.

PC Action: Approved

Vote: 8-0

Hastings	Yes	Mitchell	Yes
Houser	Yes (Motion)	Zaman	Yes (Second)
Warbington	Absent	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT