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gwinnettcountry

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, AUGUST 1, 2017 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: 9-0	
Hastings	Yes (Motion)	Mitchell	Yes
Edinger	Yes (Second)	Zaman	Yes
Warbington	Yes	Tullis	Yes
Dixon	Yes	Crowe	Yes
Still	Yes		

- D. APPROVAL OF MINUTES (JULY 10, 2017 MEETING)

PC Action: Approved		Vote: 7-0	
Hastings	Yes (Second)	Mitchell	Yes
Edinger	Yes	Zaman	Yes (Motion)
Warbington	Abstained	Tullis	Yes
Dixon	Yes	Crowe	Abstained
Still	Yes		

- E. ANNOUNCEMENTS

- F. OLD BUSINESS

I. CASE NUMBER	:RZR2017-00010 (PUBLIC HEARING HELD)
APPLICANT	:JUSTIN BRADY
CONTACT	:JUSTIN BRADY
PHONE NUMBER	:404.998.1857
ZONING CHANGE	:R-100 TO TND
LOCATION	:1200-1300 BLOCKS OF LAKEVIEW ROAD
MAP NUMBERS	:R5089 006, 016, 018, 020, 070, & 072
ACREAGE	:27.65 ACRES
UNITS	:32 UNITS
PROPOSED DEVELOPMENT	:TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION)
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:APPROVAL WITH CONDITIONS
PC Action: Approval with Conditions	Vote: 9-0

Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes

Mitchell Yes
Zaman Yes
Tullis Yes (Second)
Crowe Yes

2. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 9-5-17
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:SUP2017-00027
:VERONICA ILENRE
:VERONICA ILENRE
:678.755.9449
:R-100
:400 BLOCK OF PATTERSON ROAD
:R5052 023
:1.05 ACRES
:2,240 SQUARE FEET
:PERSONAL CARE HOME (FAMILY)
:(4) HEARD
:**DENIAL**
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)

3. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 9-5-17 (Public Hearing Held)
Hastings Yes (Motion)
Edinger Out of Room
Warbington Yes
Dixon Yes
Still Yes

:RZC2017-00016
:MONTECITO DEVELOPMENT LLC
:CHIP RANDALL
:404.202.2029
:RA-200 TO C-2
:2300 BLOCK OF DULUTH HIGHWAY
:R7117 024
:2.6 ACRES
:5,200 SQUARE FEET
:CONVENIENCE STORE WITH FUEL PUMPS
:(1) BROOKS
:**DENIAL**
Vote: 8-0
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

4. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBERS
ACREAGE

:RZC2017-00018
:TAYLOR & MATHIS PROPERTIES V, LLC
:SHANE LANHAM
:770.232.0000
:R-ZT TO M-1
:400 BLOCK OF HORIZON DRIVE
:3000 BLOCK OF SPRIGGS ROAD
:INTERSTATE 85 (NORTHBOUND)
:R7173 004 & R7172 015 & 017
:47.87 ACRES

SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes (Motion)
Edinger Yes
Warbington Yes
Dixon Yes
Still Yes

:687,500 SQUARE FEET
:LIGHT INDUSTRIAL OFFICE/WAREHOUSE
:(1) BROOKS
:APPROVAL WITH CONDITIONS
Vote: 9-0
Mitchell Yes (Second)
Zaman Yes
Tullis Yes
Crowe Yes

5. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBERS
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT

:RZC2017-00019
:PARAN HOMES, LLC
:SHANE LANHAM
:770.232.0000
:O-1 & C-2 TO C-2
:2700 BLOCK OF LOGANVILLE HIGHWAY
:3000 BLOCK OF OAK GROVE ROAD
:R5156 005 & 269
:9.25 ACRES
:70,200 SQUARE FEET
:COMMERCIAL/RETAIL DEVELOPMENT (BUFFER
REDUCTION)

COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

:(3) HUNTER
:APPROVAL WITH CONDITIONS
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

6. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION
MAP NUMBERS
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

:RZR2017-00012
:PARAN HOMES, LLC
:SHANE LANHAM
:770.232.0000
:O-1 & C-2 TO R-SR
:3000 BLOCK OF OAK GROVE ROAD
:R5156 005 & 269
:29.97 ACRES
:112 UNITS
:SENIOR ORIENTED RESIDENCES
:(3) HUNTER
:APPROVAL WITH CONDITIONS
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

7. CASE NUMBER :**RZM2017-00006**
APPLICANT :ROCKLYN HOMES, INC.
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :C-2 & RM TO R-TH
LOCATION :700 BLOCK OF SCENIC HIGHWAY
:600 BLOCK OF OLD SNELLVILLE HIGHWAY
MAP NUMBERS :R5108 002, 014, & 077
ACREAGE :15.5 ACRES
UNITS :113 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 9-5-17
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

8. CASE NUMBER :**RZM2017-00007**
APPLICANT :JUNEBUG PROPERTIES LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :C-2 TO R-TH
LOCATION :3100 BLOCK OF EVERMORE NORTH BOULEVARD
:3000-3100 BLOCKS OF STONE MOUNTAIN HIGHWAY
MAP NUMBERS :R6068 007 & 007A & R6051 008, 008A, & 093
ACREAGE :9.82 ACRES
UNITS :78 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes

Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Second)
Crowe Yes

9. CASE NUMBER :**RZM2017-00008**
APPLICANT :JUNEBUG PROPERTIES LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-100 TO R-TH
LOCATION :3100 BLOCK OF EVERMORE NORTH BOULEVARD
MAP NUMBERS :R6068 013, 092, 100
ACREAGE :5.90 ACRES
UNITS :35 UNITS
PROPOSED DEVELOPMENT :TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**

PC Action: Approval with Conditions

Hastings Yes
Edinger Yes
Warbington Yes (Motion)
Dixon Yes
Still Yes

Vote: 9-0

Mitchell Yes
Zaman Yes
Tullis Yes (Second)
Crowe Yes

10. CASE NUMBER

APPLICANT
CONTACT
PHONE NUMBER
ZONING CHANGE
LOCATION

MAP NUMBER
ACREAGE
UNITS
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION

PC Action: Tabled to 9-5-17

Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:RZR2017-00011

:HOME SOUTH COMMUNITIES, LLC
:SHANE LANHAM
:770.232.0000
:RA-200 TO OSC
:2400 BLOCK OF SUNNY HILL ROAD
:2500 BLOCK OF MORGAN ROAD
:R7136 001
:86.15 ACRES
:112 UNITS
:SINGLE-FAMILY SUBDIVISION
:(4) HEARD

:APPROVAL WITH CONDITIONS

Vote: 9-0

Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)

11. CASE NUMBER

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

PC Action: Tabled to 9-5-17

Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

:SUP2017-00030

:JACQUELINE HULEY
:JACQUELINE HULEY
:678.982.3585
:R-100
:1300 BLOCK OF TREE LANE
:R5042 012
:1.89 ACRES
:PERSONAL CARE HOME (FAMILY)
:(3) HUNTER

:APPROVAL WITH CONDITIONS

Vote: 9-0

Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

12. CASE NUMBER

APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION

MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT

:SUP2017-00034

:THE DAVIS GROUP
:SHANE LANHAM
:770.232.0000
:C-2
:5000 BLOCK OF SUGARLOAF PARKWAY
:HIGHWAY 316 (EASTBOUND)
:R7035 007
:4.95 ACRES
:141,075 SQUARE FEET
:SELF-STORAGE FACILITY (BUFFER REDUCTION)

COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Approval with Conditions
Hastings No
Edinger Yes
Warbington No
Dixon Yes (Second)
Still Yes

:(4) HEARD
:**DENIAL**
Vote: 7-2
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Motion)

G. NEW BUSINESS

1. CASE NUMBER :**RZR2017-00013**
APPLICANT :COMFORT HOMES OF GEORGIA, LLC
CONTACT :SPENCER CARR
PHONE NUMBER :706.754.9231
ZONING CHANGE :RA-200 TO R-100
LOCATION :3200 BLOCK OF CAMP BRANCH ROAD
:3200 BLOCK OF CAMP BRANCH CIRCLE

MAP NUMBER :R7180 016
ACREAGE :13.14 ACRES
UNITS :15 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT ::(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Tabled to 9-5-17
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)

2. CASE NUMBER :**CIC2017-00018**
APPLICANT :AMERCO REAL ESTATE COMPANY
CONTACT :STEPHANY SHEEKEY
PHONE NUMBER :602.263.6555
ZONING :C-2
LOCATION :2000 BLOCK OF GRAVEL SPRINGS ROAD
:2500-2600 BLOCKS OF BRASELTON HIGHWAY

MAP NUMBER :R3001 038
ACREAGE :8.04 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS OF ZONING
COMMISSION DISTRICT ::(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Denial w/o Prejudice
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

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

3. CASE NUMBER :**SUP2017-00038**
APPLICANT :AMERCO REAL ESTATE COMPANY
CONTACT :STEPHANY SHEEKEY
PHONE NUMBER :602.263.6555

ZONING
LOCATION

MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Denial w/o Prejudice
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:C-2
:2000 BLOCK OF GRAVEL SPRINGS ROAD
:2500-2600 BLOCKS OF BRASELTON HIGHWAY
:R3001 038
:8.04 ACRES
:113,766 SQUARE FEET
:RENTAL, TRUCK & TRAILER
:(4) HEARD
:**DENIAL**
Vote: 8-0
Mitchell Yes
Zaman Out of Room
Tullis Yes
Crowe Yes (Second)

4. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION

MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Denial w/o Prejudice
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes

:**SUP2017-00039**
:AMERCO REAL ESTATE COMPANY
:STEPHANY SHEEKEY
:602.263.6555
:C-2
:2000 BLOCK OF GRAVEL SPRINGS ROAD
:2500-2600 BLOCKS OF BRASELTON HIGHWAY
:R3001 038
:8.04 ACRES
:113,766 SQUARE FEET
:SELF-STORAGE FACILITY
:(4) HEARD
:**DENIAL**
Vote: 8-0
Mitchell Yes
Zaman Out of Room
Tullis Yes
Crowe Yes (Second)

5. CASE NUMBER
APPLICANT
CONTACT
PHONE NUMBER
ZONING
LOCATION
MAP NUMBER
ACREAGE
SQUARE FEET
PROPOSED DEVELOPMENT
COMMISSION DISTRICT
DEPARTMENT RECOMMENDATION
PC Action: Tabled to 9-5-17
Hastings Yes
Edinger Yes (Motion)
Warbington Yes
Dixon Yes
Still Yes

:**SUP2017-00033**
:YEN TRINH
:YEN TRINH
:404.610.3399
:R-75
:1000 BLOCK OF HARBINS ROAD
:R6171 318
:3.95 ACRES
:3,939 SQUARE FEET
:PLACE OF WORSHIP
:(2) HOWARD
:**APPROVAL WITH CONDITIONS**
Vote: 9-0
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes

6. CASE NUMBER :**SUP2017-00036**
APPLICANT :BRYAN GAYLOR
CONTACT :BRYAN GAYLOR
PHONE NUMBER :678.309.7684
ZONING :M-1
LOCATION :6700 BLOCK OF CRESCENT DRIVE
:INTERSTATE 85 (SOUTHBOUND)
MAP NUMBER :R6218 018
ACREAGE :0.12 ACRE
PROPOSED DEVELOPMENT :CONVERSION OF BILLBOARD TO ELECTRONIC SIGN
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes (Motion)
Warbington Yes
Dixon Yes
Still Yes
Vote: 9-0
Mitchell Yes
Zaman Yes (Second)
Tullis Yes
Crowe Yes
7. CASE NUMBER :**SUP2017-00037**
APPLICANT :MARCO FRASCIONE
CONTACT :MARCO FRASCIONE
PHONE NUMBER :770.845.6977
ZONING :R-100
LOCATION :2000 BLOCK OF FAIRWAY TRACE LANE
MAP NUMBER :R7089 120
ACREAGE :0.34 ACRE
PROPOSED DEVELOPMENT :HOME OCCUPATION (MASSAGE THERAPY)
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Denial
Hastings Yes
Edinger Yes
Warbington Yes
Dixon Yes (Motion)
Still Yes
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes
Crowe Yes (Second)
8. CASE NUMBER :**SUP2017-00040**
APPLICANT :EBENEZER BAPTIST CHURCH
CONTACT :STEPHEN JOHNSON
PHONE NUMBER :678.316.5128
ZONING :RA-200
LOCATION :2500 BLOCK OF HARBINS ROAD
MAP NUMBER :R5343 006
ACREAGE :7.79 ACRES
SQUARE FEET :2,520 SQUARE FEET
PROPOSED DEVELOPMENT :MODULAR CLASSROOMS
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
PC Action: Approval with Conditions
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)

Dixon Yes
Still Yes

Crowe Yes

9. CASE NUMBER :**SUP2017-00041**
APPLICANT :PEP BOYS AUTO SALES
CONTACT :STEPHEN SCHROCK
PHONE NUMBER :404.541.2909
ZONING :C-2
LOCATION :4900 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6057 009
ACREAGE :2.48 ACRES
SQUARE FEET :4,555 SQUARE FEET
PROPOSED DEVELOPMENT :AUTOMOBILE SALES AND RELATED SERVICE
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**DENIAL**
PC Action: Tabled to 9-5-17
Hastings Yes
Edinger Yes
Warbington Yes (Second)
Dixon Yes
Still Yes

Vote: 9-0
Mitchell Yes
Zaman Yes
Tullis Yes (Motion)
Crowe Yes

H. AUDIENCE COMMENTS

I. COMMITTEE REPORTS

J. COMMENTS BY STAFF AND PLANNING COMMISSION

K. ADJOURNMENT