

**Board of Commissioners**

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Charlotte J. Nash, Chairman  
Jace W. Brooks, District 1  
Lynette Howard, District 2  
Tommy Hunter, District 3  
John Heard, District 4



Official  
**Public Hearing Minutes**  
**Tuesday, January 24, 2017 - 7:00 PM**

Present: Charlotte J. Nash, Jace Brooks, Lynette Howard, Tommy Hunter, John Heard

**I. Call To Order, Invocation, Pledge to Flag**

**II. Opening Remarks by Chairman**

**III. Approval of Agenda**

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

**IV. Approval of Minutes:**

- **Work Session:** January 17, 2017
- **Briefing 10:30 a.m.:** January 17, 2017
- **Informal Business Discussion:** January 17, 2017
- **Executive Session:** January 17, 2017
- **Business Session:** January 17, 2017

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

**V. Announcements**

**VI. Public Hearing – Old Business**

**I. Planning & Development/Kathy S. Holland**

**2016-1036 CIC2016-00026**, Applicant: O. David Denard, Owner: O. David Denard, Tax Parcel No. R6246A237, Change in Conditions to Revise Use Restrictions for Property Zoned M-1, 2400-2500 Block of Pleasantdale Road, 1.59 Acres. District 2/Howard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

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**VI. Public Hearing – Old Business**

**I. Planning & Development/Kathy S. Holland**

**2016-1037 SUP2016-00063**, Applicant: O. David Denard, Owner: O. David Denard, Tax Parcel No. R6246A237, Application for a Special Use Permit in a M-I Zoning District for Towing/Wrecker Service and Storage Lot, 2400-2500 Block of Pleasantdale Road, 1.59 Acres. District 2/Howard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2016-1160 RZC2016-00021**, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Rezoning of Tax Parcel No. R3001 035, RA-200 to O-I; Congregate Personal Care Home (Buffer Reduction), 3000 Block of Hog Mountain Road, 1.2 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2016-1162 SUP2016-00065**, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Tax Parcel No. R3001 035, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Congregate Personal Care Home, 3000 Block of Hog Mountain Road, 1.2 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2016-1161 RZC2016-00022**, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Rezoning of Tax Parcel No. R3001 137, RA-200 to O-I; Congregate Personal Care Home (Buffer Reduction), 3100 Block of Hog Mountain Road, 3.99 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**VI. Public Hearing – Old Business**

**I. Planning & Development/Kathy S. Holland**

**2016-1163 SUP2016-00066**, Applicant: Claudiu Ratiu, Owner: Claudiu Ratiu, Tax Parcel No. R3001 137, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Congregate Personal Care Home, 3100 Block of Hog Mountain Road, 3.99 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2016-0828 RZM2016-00004**, Applicant: Satilla Capital Partners, Owner: ACM Satilla LN V, LLC, Rezoning of Tax Parcel No. R7136 010, RA200 to R-TH; Townhomes (Reduction in Buffers), 2700 Block of Brown Road, 35.29 Acres. District 4/Heard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2016-0661 RZR2016-00012**, Applicant: Mahaffey, Pickens, Tucker, LLP, Owner: Sugarloaf Parking Lot, LLC, Rezoning of Tax Parcel No. R7164 183, R-75 to R-TH; Attached Townhomes (Reduction in Buffers) 3200-3300 Block of Sugarloaf Parkway, 6.05 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Brooks Second: Heard Vote: 4-1; Nash-Yes; Brooks-Yes; Howard-No; Hunter-Yes; Heard-Yes}

**2016-0721 RZR2016-00016**, Applicant: Edge City Properties c/o Mill Creek Consulting, Owner: Hamilton Creek Properties, LLC, Rezoning of Tax Parcel No. R3002 110, C-2 to R-TH; Townhomes, 2000 Block of Hamilton Creek Parkway, 4.47 Acres. District 3/Hunter (Tabled on 01/24/2017) (Tabled to 02/07/2017)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **I. Support Services/Angelia Parham**

**2017-0050 Approval/authorization** for the Chairman to execute any and all documents necessary to abandon 2.767 acres (120,532 square feet) of prescriptive right-of-way formerly used as a public road known as Sugarloaf Parkway located in Land Lots 83 and 84 of the 5th Land District in accordance with O.C.G.A.32-7-2. Subject to approval as to form by the Law Department. District 4/Heard (Staff Recommendation: Approval) {Action: Approved Motion: Heard Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

### **2. Transportation/Alan Chapman**

**2017-0078 Approval** of incorporation into the Gwinnett County Speed Hump Program Four Winds Drive. Total estimated cost is \$34,480.00. Subject to approval as to form by the Law Department. This project is funded by the 2009 SPLOST program. District 2/Howard (Staff Recommendation: Approval) {Action: Approved Motion: Howard Second: Brooks Vote: 4-1; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-No}

### **3. Change in Conditions**

**2017-0017 CIC2017-00001**, Applicant: Wilwat Properties, Inc., Owner: Greater Atlanta Christian Schools, Inc., Tax Parcel No. R6199 103, Change in Conditions of Zoning for Property Zoned C-2, 1500 Block of Indian Trail Lilburn Road, 1.00 Acre. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **3. Change in Conditions**

**2017-0018 CIC2017-00002**, Applicant: Angel Amaro, Owner: Duluth Seventh-Day Adventist Church, Tax Parcel No. R6263 003A, Change in Conditions of Zoning for Property Zoned R-75 (Buffer Reduction), 2900 Block of Duluth Highway, 8.55 Acres. District I/Brooks (**Tabled on 01/24/2017**) (**Tabled to 02/28/2017**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/7/2017] **{Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

**2017-0025 CIC2017-00003**, Applicant: Label Technologies, Inc., Owner: Res-Ga Wellington Lake, LLC, Tax Parcel No. R7168 084, Change in Conditions of Zoning for Property Zoned M-1, 600 Block of Satellite Boulevard, 4.99 Acres. District I/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

### **4. Special Use Permit**

**2017-0019 SUP2017-00001**, Applicant: Lawrenceville Rentals, Inc., Owner: Monarch River Exchange, LLC, Tax Parcel No. R7033 107, Application for a Special Use Permit in a C-2 Zoning District for Truck Rental, 1000 Block of Duluth Highway and 2100 Block of Riverside Parkway, 900-1000 Blocks of Lakes Parkway, 22.97 Acres. District I/Brooks (**Tabled on 01/24/2017**) (**Tabled to 02/28/2017**)(**Public hearing was not held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/7/2017] **{Action: Tabled Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}**

## **VII. Public Hearing – New Business**

### **4. Special Use Permit**

**2017-0027 SUP2017-00004**, Applicant: Dean Werts, c/o Andersen, Tate & Carr, PC, Owner: Dean Werts, Tax Parcel No. R5313 041, Application for a Special Use Permit in a RA-200 Zoning District for Special Events, 2000 Block of Jones Phillips Road, 1900 Block of Harbins Road; 9.55 Acres. District 3/Hunter (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

### **5. Rezoning**

**2017-0020 RZC2017-00001**, Applicant: Ruth Dampson and Andrew Young, Owner: Ruth Dampson and Andrew Young, Rezoning of Tax Parcel No. R5272 012, RA-200 to M-1; Truck Storage Lot (Buffer Reduction), 2000 Block of Hurricane Shoals Road; 4.99 Acres. District 3/Hunter (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0021 SUP2017-00002**, Applicant: Ruth Dampson and Andrew Young, Owner: Ruth Dampson and Andrew Young, Tax Parcel No. R5272 012, Application for a Special Use Permit in a M-1 (Proposed) Zoning District for Truck Storage Lot (Buffer Reduction), 2000 Block of Hurricane Shoals Road; 4.99 Acres. District 3/Hunter (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**VII. Public Hearing – New Business**

**5. Rezoning**

**2017-0022 RZC2017-00003**, Applicant: Buford American Legion Post 127, c/o Mill Creek Consulting, Owner: I H Kennedy Group LLC and Stella Mooney, Rezoning of Tax Parcel Nos. R7362 030 and 031, RL to O-I; Club, Lodge, or Fraternal Organization, 1700 Block of Buford Dam Road, 6300 Block of Old Shadburn Ferry Road, 6500 Block of Old Garrett Road; 16.39 Acres. District 4/Heard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0023 SUP2017-00003**, Applicant: Buford American Legion Post 127, c/o Mill Creek Consulting, Owner: I H Kennedy Group LLC and Stella Mooney, Tax Parcel Nos. R7362 030 and 031, Application for a Special Use Permit in a O-I (Proposed) Zoning District for Club, Lodge, or Fraternal Organization, 1700 Block of Buford Dam Road, 6300 Block of Old Shadburn Ferry Road, 6500 Block of Old Garrett Road; 16.39 Acres. District 4/Heard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0024 RZC2017-00002**, Applicant: Richard Goldberg, Owner: Richard Goldberg, Rezoning of Tax Parcel No. R7074 004, R-100 to O-I; Office in Existing Building (Buffer Reduction), 1500 Block of Atkinson Road; 4.68 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0028 RZC2017-00005**, Applicant: Aziz Charania, Owner: Aziz Charania, Rezoning of Tax Parcel No. R6086 010, R-100 to O-I; Montessori School (Buffer Reduction), 1200 Block of Oak Road; 1.41 Acres. District 2/Howard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**VII. Public Hearing – New Business**

**5. Rezonings**

**2017-0029 SUP2017-00005**, Applicant: Aziz Charania, Owner: Aziz Charania, Tax Parcel No. R6086 010, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Montessori School (Buffer Reduction), 1200 Block of Oak Road; 1.41 Acres. District 2/Howard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0030 RZM2017-00001**, Applicant: Fieldstone Homes, Owner: James Jackson Stutts, Accounts Z123444 and Z111668, Rezoning of Tax Parcel Nos. R7065 008 and 007, R-100 to R-TH; Townhomes (Buffer Reduction), 1500-1600 Blocks of Buford Drive, 18.06 Acres. District 4/Heard (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As R-75][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Heard Second: Hunter Vote: 4-0-1; Nash-Yes; Brooks-Abstained; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0016 RZR2017-00001**, Applicant: Danut Andronesi and George Joja, Owner: Danut Andronesi and George Joja, Rezoning of Tax Parcel No. R3003 034A, RA-200 to R-100; Single-Family Subdivision, 1500 Block of Mineral Springs Road, 1.86 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

**2017-0026 RZR2017-00002**, Applicant: Brad Cooper, Owner: Douglas and Janice Kurasaka, Rezoning of Tax Parcel No. R5071 033, R-100 to R-SR; Senior Oriented Subdivision, 2100 Block of Ridgedale Drive and 1700 Block of Pinehurst Road, 17.55 Acres. District 3/Hunter (Tabled on 01/24/2017) (Tabled to 02/28/2017)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/7/2017] {Action: Tabled Motion: Hunter Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}



## **VII. Public Hearing – New Business**

### **5. Rezonings**

**2017-0031 RZR2016-00029**, Applicant: PTL, LLC, Owner: PTL, LLC, Rezoning of Tax Parcel Nos. R7126 002 and 496, R-TH to R-75; Single-Family Subdivision, 2400 Block of Whitehead Place Drive, 2.52 Acres. District I/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Howard Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

## **VIII. Old Business**

### **I. Commissioners**

**2016-1215 Approval** of appointment to the Gwinnett Animal Advisory Council, Incumbent Zachary T. Mills. Board of Health appointment. Term expires December 31, 2018. - Appoint Brittany Carter {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

## **IX. New Business**

### **I. Planning & Development/Kathy S. Holland**

**2017-0032 Ratification** of plat approvals for December 01, 2016 thru December 31, 2016 {Action: Approved Motion: Howard Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Howard-Yes; Hunter-Yes; Heard-Yes}

## **X. Comments from Audience**

## **XI. Adjournment**

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