

**MUNICIPAL GWINNETT COUNTY PLANNING COMMISSION
REZONING AGENDA
GWINNETT JUSTICE AND ADMINISTRATION CENTER**

Tuesday, August 1, 2006 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 Human Relations Coordinator at 770-822-7019.

- A. Call to Order, Moment of Silence, Pledge to Flag
- B. Approval of Minutes
- C. Old Business - Tabled Cases from Previous Meetings

1. CASE NUMBER : **RZC-06-029**
APPLICANT : RUTH INVESTMENTS, LLC
CONTACT : ELENA MANSOUR
PHONE NUMBER : 404.931.5495
ZONING CHANGE : R-75 TO C-2
LOCATION : 600 BLOCK OF OLD SNELLVILLE HIGHWAY
: 3000 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBER : R5108 012
ACREAGE : 1.49 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
:(REDUCTION IN BUFFERS)
SQUARE FEET : 12,750 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS O-I**

2. CASE NUMBER : **RZC-06-030**
APPLICANT : AMERCO REAL ESTATE COMPANY
CONTACT : TRAVIS PATCH
PHONE NUMBER : 602.236.6502
ZONING CHANGE : R-75 TO C-2
LOCATION : 1200 BLOCK OF PLEASANT HILL ROAD
MAP NUMBER : R6182 042
ACREAGE : 0.43 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
:(REDUCTION IN BUFFERS)
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

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3. CASE NUMBER : **SUP-06-008**
APPLICANT : AMERCO REAL ESTATE COMPANY
CONTACT : TRAVIS PATCH
PHONE NUMBER : 602.236.6502
ZONING : C-2 (PROPOSED)
LOCATION : 1200 BLOCK OF PLEASANT HILL ROAD
MAP NUMBER : R6182 042
ACREAGE : 0.43 ACRES
PROPOSED DEVELOPMENT : TRUCK RENTAL (REDUCTION IN BUFFERS)
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
4. CASE NUMBER : **RZC-06-041**
APPLICANT : GWINNETT PARTNERS, LLC
CONTACT : RICK MARTIN
PHONE NUMBER : 770.338.1800
ZONING CHANGE : O-I & C-2 TO C-2
LOCATION : 1800-1900 BLK OF OLD NORCROSS ROAD
: 1800-1900 BLOCK OF CRUSE ROAD
MAP NUMBER : R7036 003A & R7036 019
ACREAGE : 2.89 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 20,000 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
5. CASE NUMBER : **RZC-06-042**
APPLICANT : BOBBIE COLE
CONTACT : ROBERT JACKSON WILSON
PHONE NUMBER : 770.962.0100
ZONING CHANGE : R-100 TO C-2
LOCATION : 800 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER : R7027 008
ACREAGE : 3.00 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 2,000 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

D. New Business

1. CASE NUMBER : **RZM-06-015**
APPLICANT : ASIAN VILLAGE ATLANTA
CONTACT : SUZY O'NEAL
PHONE NUMBER : 404.402.1573
ZONING CHANGE : M-1 TO R-TH
LOCATION : 6600 BLOCK OF GOVERNORS LAKE PARKWAY
: 2700-2800 BLOCK OF JONES MILL ROAD

MAP NUMBER : R6251 002
ACREAGE : 23.58 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES & VILLAS
UNITS : 140 UNITS
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **TABLE**

2. CASE NUMBER : **CIC-06-025**
APPLICANT : ASIAN VILLAGE ATLANTA
CONTACT : SUZY O'NEAL
PHONE NUMBER : 404.402.1573
ZONING : C-2
LOCATION : 3000 BLOCK OF GOVERNORS LAKE DR.
: 6800 BLOCK OF PEACHTREE INDUSTRIAL BLVD.

MAP NUMBER : R6276 057
ACREAGE : 7.13 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 60,000 SQUARE FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **TABLE**

3. CASE NUMBER : **RZM-06-016**
APPLICANT : RUBY FORREST, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : RA-200 TO R-TH
LOCATION : 1300 BLOCK OF OLD FOUNTAIN ROAD
MAP NUMBER : R7054 042 & R7054 044
ACREAGE : 13.61 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 95 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

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4. CASE NUMBER : **RZC-07-016**
APPLICANT : RUBY FORREST, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : R-100 & RA-200 TO C-2
LOCATION : 1200 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER : R7054 002, R7054 030, R7054 118
ACREAGE : 7.56 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 84,500 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
5. CASE NUMBER : **RZM-06-017**
APPLICANT : RIVERSIDE DEVELOPERS, INC.
CONTACT : STEVEN TISMA
PHONE NUMBER : 770.622.1367
ZONING CHANGE : R-100 TO R-TH
LOCATION : 400 BLOCK OF RIVERSIDE ROAD
MAP NUMBER : R7347 027
ACREAGE : 4.20 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS/SQUARE FEET : 32 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
6. CASE NUMBER : **RZM-06-018**
APPLICANT : PRECISION DESIGN & DEVELOPMENT, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : O-I TO R-TH
LOCATION : 2300 BLOCK OF HUNTCREST WAY, N.E.
MAP NUMBER : R7113 133
ACREAGE : 15.39 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 112 UNITS
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

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7. CASE NUMBER : **RZM-06-019**
APPLICANT : CDI HUFF INVESTMENTS, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : R-75 TO R-TH
LOCATION : 0-100 BLOCK OF HUFF DRIVE
MAP NUMBER : R5018 013
ACREAGE : 7.35 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 58 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
8. CASE NUMBER : **RZM-06-020**
APPLICANT : CDI HUFF INVESTMENTS, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : R-75 TO R-TH
LOCATION : 0-100 BLOCK OF HUFF DRIVE
MAP NUMBER : R5018 013B, R5018 192
: R5018 198, R5018 199
ACREAGE : 14.17 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 113 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
9. CASE NUMBER : **RZM-06-021**
APPLICANT : CORRIDOR PROPERTY GROUP, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : R-100 TO R-TH
LOCATION : 600 BLOCK OF BETHESDA SCHOOL ROAD
MAP NUMBER : R7001 026, R7001 027, R7001 028
: R7001 063, R7001 065, R7001 068
ACREAGE : 12.50 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 100 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

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10. CASE NUMBER : **RZM-06-022**
APPLICANT : CSW MANAGEMENT GROUP LTD, LLP
CONTACT : TRACY BLASI
PHONE NUMBER : 770.963.6909
ZONING CHANGE : O-I, C-2 & R-75 TO R-TH
LOCATION : SOUTH OF 2700-2800 BLK LAWRENCEVILLE HWY
: 200 BLOCK OF SUTTER ROSE LANE
: 200 BLOCK OF SARATOGA DRIVE
: 2900 BLOCK OF ROSEHILL DRIVE
MAP NUMBER : R5015 180, R5015 317, R5015 327
: R5015 335, R5016 002, R5016 002A
: R5015 009, R5016 084
ACREAGE : 25.78 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 140 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
11. CASE NUMBER : **RZC-07-028**
APPLICANT : CSW MANAGEMENT GROUP LTD, LLP
CONTACT : TRACY BLASI
PHONE NUMBER : 770.963.6909
ZONING CHANGE : R-75 TO C-2
LOCATION : SOUTH OF 2700 BLK LAWRENCEVILLE HWY
: 200 BLOCK OF SUTTER ROSE LANE
MAP NUMBER : R5015 009, R5016 084, R5016 002
ACREAGE : 1.15 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

12. CASE NUMBER : **RZM-06-023**
APPLICANT : PLATINUM DEVELOPMENT
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-100 TO R-TH
LOCATION : 2100 BLOCK OF CRUSE ROAD
: 800 BLOCK OF OAKLAND ROAD
MAP NUMBER : R7003 002, R7003 003, R7003 009
ACREAGE : 5.28 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 42 UNITS
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
13. CASE NUMBER : **RZM-06-024**
APPLICANT : RW AQUISITIONS, LLC
CONTACT : JULIE PAQUIN
PHONE NUMBER : 770.682.8022
ZONING CHANGE : R-75 TO R-TH
LOCATION : 60-70 BLOCK OF SWEETGUM ROAD
MAP NUMBER : R5206 011, R5206 015, R5206 017
: R5206 020, R5206 026
ACREAGE : 15.36 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 124 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-ZT**
14. CASE NUMBER : **RZM-06-025**
APPLICANT : PRECISION DESIGN & DEVELOPMENT, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-100, O-I & C-2 TO R-TH
LOCATION : 4900 BLOCK OF SOUTH OLD PEACHTREE ROAD
MAP NUMBER : R6270 007, R6270 082, R6287 007A
ACREAGE : 10.77 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 86 UNITS
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

15. CASE NUMBER : **CIC-06-026**
APPLICANT : JAMES E. MOON
CONTACT : JAMES E. MOON
PHONE NUMBER : 770.972.5606
ZONING : O-I
LOCATION : 2700 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBER : R5012 008A
ACREAGE : 2.62 ACRES
PROPOSED DEVELOPMENT : BUFFER REDUCTION FROM 50 FT. TO 0 FT.
: ALONG THE WESTERN PROPERTY LINE
SQUARE FEET : 3,234 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
16. CASE NUMBER : **MUR-06-001**
APPLICANT : PREFERRED REAL ESTATE INVESTMENTS, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
LOCATION : 5600-5700 BLOCK OF JIMMY CARTER BLVD.
: 6100 BLOCK OF BROOK HOLLOW PKWY.
: 6400 BLOCK OF CRESCENT DR.
MAP NUMBER : R6216 018
ACREAGE : 144.2 ACRES
PROPOSED DEVELOPMENT : MIXED-USE RE-DEVELOPMENT
UNITS/SQUARE FEET : 1,705 CONDOMINIUM UNITS
: 730,000 SQ. FT. RETAIL
: 405 HOTEL ROOMS
: 150,000 SQ. FT. OFFICE
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **TABLE**
- E. Site Plan Review
- F. Audience Comments
- G. Staff and Committee Reports
- H. Comments by Staff and Planning Commission
- I. Adjournment

**MUNICIPAL GWINNETT COUNTY PLANNING COMMISSION
SPECIAL USE PERMIT AGENDA
GWINNETT JUSTICE AND ADMINISTRATION CENTER, AUDITORIUM**

Tuesday, August 15, 2006 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 Human Relations Coordinator at 770-822-7019.

- A. Call to Order, Moment of Silence, Pledge to Flag
- B. Approval of Minutes
- C. Old Business - Tabled Cases from Previous Meetings

1. CASE NUMBER : **RZR-06-002**
APPLICANT : RICHARDSON HOUSING GROUP
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-75 TO R-ZT
LOCATION : 4400 BLOCK OF BURNS ROAD
MAP NUMBER : R6158 009
ACREAGE : 4.90 ACRES
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION
UNITS : 26 UNITS
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

2. CASE NUMBER : **RZR-06-039**
APPLICANT : RICHARDSON HOUSING GROUP
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-75 TO R-ZT
LOCATION : 4400 BLOCK OF BURNS ROAD
MAP NUMBER : R6158 007 & R6158 127
ACREAGE : 2.85 ACRES
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION
UNITS : 10 UNITS
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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3. CASE NUMBER : **RZC-06-031**
APPLICANT : VINH P. HUYNH
CONTACT : VINH P. & PAMELA HUYNH
PHONE NUMBER : 404.717.7198
ZONING CHANGE : R-75 TO O-I
LOCATION : 1900 BLOCK OF BEAVER RUIN ROAD
: 1900 BLOCK OF SOURWOOD ROAD
MAP NUMBER : R6212A 027
ACREAGE : 0.54 ACRES
PROPOSED DEVELOPMENT : OFFICE USES (REDUCTION IN BUFFERS)
SQUARE FEET : 2,184 SQUARE FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
4. CASE NUMBER : **RZC-06-036 (AMENDED)**
APPLICANT : GILBERT SANTANA
CONTACT : GILBERT SANTANA
PHONE NUMBER : 770.560.9145
ZONING CHANGE : RM TO C-2
LOCATION : 2200 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER : R5047 001B
ACREAGE : 0.40 ACRES
PROPOSED DEVELOPMENT : CONTRACTORS OFFICE
: (REDUCTION IN BUFFERS)
SQUARE FEET : 1,600 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
5. CASE NUMBER : **RZR-06-015**
APPLICANT : YDI, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : R-100, RA-200 & C-2 TO R-ZT
LOCATION : 700-800 BLOCK OF ATHENS HIGHWAY
MAP NUMBER : R5125 023 & R5125 028
ACREAGE : 30.22 ACRES
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION
UNITS : 98 UNITS
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-75 MOD**

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6. CASE NUMBER : **SUP-06-075 (AMENDED)**
APPLICANT : HERRERA SHOPPING PLAZA, LLC
CONTACT : TRACEY BLASI
PHONE NUMBER : 770.963.6909
ZONING : C-1
LOCATION : 2500 BLOCK OF CRUSE ROAD
: 800 BLOCK OF PADEN DRIVE
MAP NUMBER : R7002 016
ACREAGE : 1.32 ACRES
PROPOSED DEVELOPMENT : FOOD STORE (REDUCTION IN BUFFERS)
SQUARE FEET : 8,656 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
7. CASE NUMBER : **RZC-06-040**
APPLICANT : DMH HOMES, LLC
CONTACT : TODD SYPRETT
PHONE NUMBER : 404.964.3665
ZONING CHANGE : RA-200 TO C-2
LOCATION : 2700 BLOCK OF BRASELTON HIGHWAY
: 1900 BLOCK OF HOG MOUNTAIN CHURCH RD.
MAP NUMBER : R3001 005 & R3001 023F
ACREAGE : 1.63 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
SQUARE FEET : 9,600 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
8. CASE NUMBER : **RZM-06-007**
APPLICANT : NEW TREND DEVELOPMENTS, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : M-1 TO R-TH
LOCATION : 500 BLOCK OF HORIZON DRIVE
: 3000 BLOCK OF SPRIGGS ROAD
MAP NUMBER : R7172 001
ACREAGE : 26.05 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 170 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

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9. CASE NUMBER : **RZR-06-051**
APPLICANT : NEW TREND DEVELOPMENTS, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : M-1 TO R-ZT
LOCATION : 500 BLOCK OF HORIZON DRIVE
: 3000 BLOCK OF SPRIGGS ROAD
MAP NUMBER : R7173 004
ACREAGE : 124.04 ACRES
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION
: (REDUCTION IN BUFFERS)
UNITS : 365 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
10. CASE NUMBER : **RZC-07-005**
APPLICANT : NEW TREND DEVELOPMENTS, LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING CHANGE : M-1 TO C-2
LOCATION : 500 BLOCK OF HORIZON DRIVE
: 3000 BLOCK OF SPRIGGS ROAD
MAP NUMBER : R7172 001
ACREAGE : 15.05 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 46,100 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
11. CASE NUMBER : **SUP-06-082**
APPLICANT : VAUGHN/HOWINGTON COMMUNITIES, INC.
CONTACT : STAN HOWINGTON
PHONE NUMBER : 678.758.3878
ZONING : R-100 MOD
LOCATION : 1000-1100 BLOCK OF RIDGE ROAD
: 1600 BLOCK OF AZALEA DRIVE
MAP NUMBER : R7064 005, R7064 009
: R7064 093, R7064 094
ACREAGE : 24.7 ACRES
PROPOSED DEVELOPMENT : MODIFIED SINGLE-FAMILY SUBDIVISION
UNITS : 54 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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12. CASE NUMBER : **RZC-06-029 (PUBLIC HEARING HELD 8/01/06)**
APPLICANT : RUTH INVESTMENTS, LLC
CONTACT : ELENA MANSOUR
PHONE NUMBER : 404.931.5495
ZONING CHANGE : R-75 TO C-2
LOCATION : 600 BLOCK OF OLD SNELLVILLE HIGHWAY
: 3000 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBER : R5108 012
ACREAGE : 1.49 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
SQUARE FEET : 12,750 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS O-I**
13. CASE NUMBER : **RZC-06-041 (PUBLIC HEARING HELD 8/01/06)**
APPLICANT : GWINNETT PARTNERS, LLC
CONTACT : RICK MARTIN
PHONE NUMBER : 770.338.1800
ZONING CHANGE : O-I & C-2 TO C-2
LOCATION : 1800-1900 BLK OF OLD NORCROSS ROAD
: 1800-1900 BLOCK OF CRUSE ROAD
MAP NUMBER : R7036 003A & R7036 019
ACREAGE : 2.89 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 20,000 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
14. CASE NUMBER : **RZM-06-018**
APPLICANT : PRECISION DESIGN & DEVELOPMENT, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : O-I TO R-TH
LOCATION : 2300 BLOCK OF HUNTCREST WAY, N.E.
MAP NUMBER : R7113 133
ACREAGE : 15.39 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 112 UNITS
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

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15. CASE NUMBER : **RZM-06-022**
APPLICANT : CSW MANAGEMENT GROUP LTD, LLP
CONTACT : TRACY BLASI
PHONE NUMBER : 770.963.6909
ZONING CHANGE : O-I, C-2 & R-75 TO R-TH
LOCATION : SOUTH OF 2700-2800 BLK LAWRENCEVILLE HWY
: 200 BLOCK OF SUTTER ROSE LANE
: 200 BLOCK OF SARATOGA DRIVE
MAP NUMBER : R5015 180, R5015 317, R5015 327, R5015 335
: R5016 002, R5016 002A, R5015 009, R5016 084
ACREAGE : 25.78 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES (REDUCTION IN BUFFERS)
UNITS : 140 UNITS
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
16. CASE NUMBER : **RZC-07-028**
APPLICANT : CSW MANAGEMENT GROUP LTD, LLP
CONTACT : TRACY BLASI
PHONE NUMBER : 770.963.6909
ZONING CHANGE : R-75 TO C-2
LOCATION : SOUTH OF 2700 BLK LAWRENCEVILLE HWY
: 200 BLOCK OF SUTTER ROSE LANE
MAP NUMBER : R5015 009, R5016 084, R5016 002
ACREAGE : 1.15 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
17. CASE NUMBER : **RZM-06-023**
APPLICANT : PLATINUM DEVELOPMENT
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-100 TO R-TH
LOCATION : 2100 BLOCK OF CRUSE ROAD
: 800 BLOCK OF OAKLAND ROAD
MAP NUMBER : R7003 002, R7003 003, R7003 009
ACREAGE : 5.28 ACRES
PROPOSED DEVELOPMENT : TOWNHOMES
UNITS : 42 UNITS
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

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18. CASE NUMBER : **SUP-06-054**
APPLICANT : RAUL SANDOVAL
CONTACT : ALBERT BOLET
PHONE NUMBER : 404.320.3456
ZONING : C-2
LOCATION : 3200 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER : R6153 056
ACREAGE : 0.79 ACRES
PROPOSED DEVELOPMENT : CONTRACTOR'S OFFICE W/ OUTDOOR STORAGE
:(REDUCTION IN BUFFERS)
SQUARE FEET : 60 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

D. New Business

1. CASE NUMBER : **RZC-07-006**
APPLICANT : RAUL SANDOVAL
CONTACT : ALBERT BOLET
PHONE NUMBER : 404.320.3456
ZONING CHANGE : R-75 TO C-2
LOCATION : 3200 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER : R6153 056
ACREAGE : 1.46 ACRES
PROPOSED DEVELOPMENT : CONTRACTOR'S OFFICE W/ OUTDOOR STORAGE
:(REDUCTION IN BUFFERS)
SQUARE FEET : 2,940 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

2. CASE NUMBER : **SUP-07-003**
APPLICANT : RAUL SANDOVAL
CONTACT : ALBERT BOLET
PHONE NUMBER : 404.320.3456
ZONING : C-2 (PROPOSED)
LOCATION : 3200 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER : R6153 056
ACREAGE : 1.46 ACRES
PROPOSED DEVELOPMENT : CONTRACTOR'S OFFICE W/ OUTDOOR STORAGE
:(REDUCTION IN BUFFERS)
SQUARE FEET : 2,940 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

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3. CASE NUMBER : **SUP-06-089**
APPLICANT : SINAN NUKIC
CONTACT : SINAN NUKIC
PHONE NUMBER : 678.641.7461
ZONING : C-2
LOCATION : 2400 BLOCK OF LAWRENCEVILLE HIGHWAY
: 200 BLOCK OF BRADBERRY AVENUE
MAP NUMBER : R5018 025
ACREAGE : 0.53 ACRES
PROPOSED DEVELOPMENT : AUTOMOBILE SALES
SQUARE FEET : 360 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
4. CASE NUMBER : **SUP-06-094**
APPLICANT : RICHARD WILDER
CONTACT : RICHARD WILDER
PHONE NUMBER : 770.277.1300
ZONING : C-2
LOCATION : 500 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER : R7028A 121
ACREAGE : 0.58 ACRES
PROPOSED DEVELOPMENT : AUTOMOBILE SALES
SQUARE FEET : 1,700 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**
5. CASE NUMBER : **SUP-06-096**
APPLICANT : LUIS A. CUELLAR
CONTACT : MIKE ENGELHAUPT
PHONE NUMBER : 404.454.9584
ZONING : C-2
LOCATION : 4300 BLOCK OF BUFORD HIGHWAY
: 2900 BLOCK OF WOODBINE HILL WAY
MAP NUMBER : R6259 361
ACREAGE : 0.6 ACRES
PROPOSED DEVELOPMENT : AUTOMOBILE BODY REPAIR SHOP
SQUARE FEET : 4,505 SQUARE FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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6. CASE NUMBER : **SUP-06-097**
APPLICANT : PMG RANCH & STABLES, LLC
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : RA-200
LOCATION : 2200 BLOCK OF GIVENS ROAD
: 1500 BLOCK OF ACE MCMILLAN ROAD
MAP NUMBER : R5280 017, R5280 018,
: R5280 019, R5280 020
ACREAGE : 19.9 ACRES
PROPOSED DEVELOPMENT : LIVESTOCK SALES PAVILLON/
: OUTDOOR RECREATION
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**
7. CASE NUMBER : **SUP-06-098**
APPLICANT : AMAZING CARS, INC./ALEX ROMAN
CONTACT : STEVEN ELLIS OR EDWARD MOCK
PHONE NUMBER : 770.455.1791
ZONING : C-2
LOCATION : 2100 BLOCK OF PARKWOOD ROAD
: 3500 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER : R6052 001
ACREAGE : 2.49 ACRES
PROPOSED DEVELOPMENT : AUTOMOBILE SALES
UNITS/SQUARE FEET : 8,000 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**
8. CASE NUMBER : **SUP-06-099**
APPLICANT : CLARENCE CRIM
CONTACT : CLARENCE CRIM
PHONE NUMBER : 678.482.0000
ZONING : R-100
LOCATION : 3200 BLOCK OF SUWANEE CREEK ROAD
MAP NUMBER : R7166 001H
ACREAGE : 1.10 ACRES
PROPOSED DEVELOPMENT : METAL BUILDING GREATER THAN 550 SQ.FT.
SQUARE FEET : 1,500 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

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9. CASE NUMBER : **SUP-06-100**
APPLICANT : CLARENCE CRIM
CONTACT : CLARENCE CRIM
PHONE NUMBER : 678.482.0000
ZONING : R-100
LOCATION : 3200 BLOCK OF SUWANEE CREEK ROAD
MAP NUMBER : R7166 001H
ACREAGE : 1.10 ACRES
PROPOSED DEVELOPMENT : LANDFILL (CONSTRUCTION AND DEMOLITION)
:(REDUCTION IN BUFFERS)
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
10. CASE NUMBER : **BRD-06-003**
APPLICANT : ALAIN POUX
CONTACT : ALAIN POUX
PHONE NUMBER : 770.338.9058
ZONING : C-2 & R-75
LOCATION : 3300 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER : R6152 013 & R6152 282
ACREAGE : 1.18 ACRES
REQUEST : BUFFER REDUCTION FROM 75 FT. TO 37.5 FT.
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
11. CASE NUMBER : **RZC-07-029**
APPLICANT : TRIAD-WESTERVELT
CONTACT : MIKE SWINK
PHONE NUMBER : 770.754.7848
ZONING CHANGE : R-75 TO M-1
LOCATION : 1500 BLK OF PROGRESS INDUSTRIAL BLVD.
MAP NUMBER : R7015 093
ACREAGE : 14.45 ACRES
PROPOSED DEVELOPMENT : INDUSTRIAL USES/PARK
SQUARE FEET : 212,500 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

E. Site Plan Review

RZC-02-040 (The Forum on Peachtree Parkway) The Forum proposes construction of a Best Buy store as an addition to the existing development. Condition 1.B. requires Planning Commission review of site, landscape and architectural plans. Property is located on Peachtree Parkway at Peachtree Corners Circle. Commission District 2 (Nasuti).

F. Amendment to 1985 Zoning Resolution

A-06-005 - AN AMENDMENT TO THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY TO ARTICLE XIII USE PROVISIONS AND ARTICLE VI GENERAL PROVISIONS TO AMEND THE R-TH ZONING CLASSIFICATION ENTITLED Section 1302B. R-TH SINGLE FAMILY RESIDENCE TOWNHOUSE DISTRICT and SECTION 604. MINIMUM FLOOR AREA REQUIREMENTS, TO ADD RESIDENTIAL DORMITORIES AS AN ALLOWABLE USE IN THE R-TH ZONING DISTRICT.

G. Audience Comments

H. Staff and Committee Reports

I. Comments from Staff and Planning Commission

J. Adjournment