

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

**Tuesday, October 2, 2007 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 : **MUR-07-001**
  - APPLICANT : TRINITY REAL ESTATE ADVISORS
  - CONTACT : LEE TUCKER
  - PHONE NUMBER : 770.232.0000
  - LOCATION : 2100-2300 BLOCK OF PLEASANT HILL ROAD
  - : 3000 BLOCK OF OLD NORCROSS ROAD
  - : 3000 BLOCK OF SATELLITE BOULEVARD
  - MAP NUMBER : R6232 035, R6232 037, R6232 053
  - : R6232 089, R6232 225
  - ACREAGE : 42.50 ACRES
  - PROPOSED DEVELOPMENT : MIXED-USE REDEVELOPMENT
  - COMMISSION DISTRICT : (1) GREEN
  - DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

2. Review of Alternate Architectural Design Standards (U.S. Highway 78 Overlay District)(**Public Hearing Held 9-4-07**)

**Metro Café Diner.** Architectural Design standards of the Overlay District prohibit metal sided buildings. Alternate designs may be reviewed and approved by the Planning Commission. The applicant submits a proposed design for a 1930's type diner with metal siding for review. The property is located at 1905 Rockbridge Road, Commission District 3, Beaudreau

D. New Business

1. CASE NUMBER : **RZR-07-038**  
APPLICANT : MAHAFFEY PICKENS TUCKER, LLP.  
CONTACT : R. LEE TUCKER  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : RA-200 & R-75 TO R-ZT  
LOCATION : 4500 BLOCK OF BURNS ROAD  
: 700 BLOCK OF WEST JOHNS ROAD  
MAP NUMBER : R6159 001, R6159 102, R6158B 021  
: R6158B 025, R6159 372  
ACREAGE : 9.60 ACRES  
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION  
: (REDUCTION IN BUFFERS)  
UNITS : 50 UNITS  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-75**
2. CASE NUMBER : **RZC-08-016**  
APPLICANT : ROBERTS PROPERTIES PEACHTREE PARKWAY, LP.  
CONTACT : R. LEE TUCKER, JR.  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : O-I TO C-2  
LOCATION : 5200 BLOCK OF PEACHTREE PARKWAY  
: 4900 BLOCK OF PEACHTREE CORNERS CIRCLE  
MAP NUMBER : R6301 031  
ACREAGE : 7.50 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
: (REDUCTION IN BUFFERS)  
SQUARE FEET : 77,400 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

3. CASE NUMBER : **RZC-08-017**  
APPLICANT : MARTIN'S CHAPEL, LLC.  
CONTACT : JACK WILSON  
PHONE NUMBER : 770.962.0100  
ZONING CHANGE : R-75 TO C-2  
LOCATION : 700 BLOCK OF MARTINS CHAPEL ROAD  
: 1000 BLOCK OF SIMONTON ROAD  
MAP NUMBER : R5213 015, R5213 003, R5213 016  
: R5213 002  
ACREAGE : 9.33 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
: (REDUCTION IN BUFFERS)  
SQUARE FEET : 60,509 SQUARE FEET  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**
4. CASE NUMBER : **RZC-08-019**  
APPLICANT : RICHARD B. JONES  
CONTACT : RICHARD B. JONES  
PHONE NUMBER : 770.331.3130  
ZONING CHANGE : RA-200 TO C-1  
LOCATION : 5100 BLOCK OF BRASELTON HIGHWAY  
MAP NUMBER : R3004 006, R3004 116, R3004 085  
ACREAGE : 6.53 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
SQUARE FEET : 62,400 SQUARE FEET  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**
5. CASE NUMBER : **RZC-08-020**  
APPLICANT : HARRY L. SWILLEY  
CONTACT : HARRY L. SWILLEY  
PHONE NUMBER : 770.263.8141  
ZONING CHANGE : R-75 TO M-1  
LOCATION : 2700 BLOCK OF HAMRICK ROAD NW  
MAP NUMBER : R6257 003A  
ACREAGE : 4.36 ACRES  
PROPOSED DEVELOPMENT : OUTDOOR STORAGE YARD  
SQUARE FEET : 8,487 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **DENIAL**

6. CASE NUMBER : **RZC-08-021**  
APPLICANT : CHUL SOO KIM  
CONTACT : TONY KIM  
PHONE NUMBER : 770.455.6081  
ZONING CHANGE : R-100 TO O-I  
LOCATION : 1600 BLOCK OF OLD PEACHTREE ROAD  
MAP NUMBER : R7165 013  
ACREAGE : 0.46 ACRES  
PROPOSED DEVELOPMENT : OFFICE USES  
(REDUCTION IN BUFFERS)  
SQUARE FEET : 2,161 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **DENIAL**
7. CASE NUMBER : **RZC-08-022**  
APPLICANT : ARROW, INC.  
CONTACT : CARL WESTMORELAND  
PHONE NUMBER : 404.885.6704  
ZONING CHANGE : M-1 TO M-2  
LOCATION : 2800 BLOCK OF HUMPHRIES WAY  
MAP NUMBER : R6250 058  
ACREAGE : 2.30 ACRES  
PROPOSED DEVELOPMENT : SOLID WASTE TRANSFER STATION  
SQUARE FEET : 16,300 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
8. CASE NUMBER : **SUP-08-005**  
APPLICANT : ARROW, INC.  
CONTACT : CARL WESTMORELAND  
PHONE NUMBER : 404.885.6704  
ZONING : M-2 (PROPOSED)  
LOCATION : 2800 BLOCK OF HUMPHRIES WAY  
MAP NUMBER : R6250 058  
ACREAGE : 2.30 ACRES  
PROPOSED DEVELOPMENT : SOLID WASTE TRANSFER STATION  
UNITS/SQUARE FEET : 16,300 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

9. CASE NUMBER : **RZC-08-023**  
APPLICANT : SUGARLOAF OFFICE PARK  
CONTACT : MITCH PEEVY  
PHONE NUMBER : 770.614.6511  
ZONING CHANGE : R-100 TO O-I  
LOCATION : 4600-4700 BLOCK OF SUGARLOAF PKWY  
MAP NUMBER : R7005 003, R7005 021  
ACREAGE : 2.32 ACRES  
PROPOSED DEVELOPMENT : OFFICE USES  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 40,000 SQUARE FEET  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**
10. CASE NUMBER : **RZC-08-025**  
APPLICANT : CEDARS ROAD ASSOCIATES, LLC.  
CONTACT : MITCH PEEVY  
PHONE NUMBER : 770.614.6511  
ZONING CHANGE : M-1 TO C-2  
LOCATION : 1200 BLOCK OF WINDER HIGHWAY  
: 1600 BLOCK OF CEDARS ROAD  
MAP NUMBER : R5210 162  
ACREAGE : 7.08 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
SQUARE FEET : 71,760 SQUARE FEET  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
11. CASE NUMBER : **RZC-08-026**  
APPLICANT : KOURIEH INVESTMENTS, LLC.  
CONTACT : MITCH PEEVY  
PHONE NUMBER : 770.614.6511  
ZONING CHANGE : O-I TO C-2  
LOCATION : 1800 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER : R7206 008, R7206 010  
ACREAGE : 1.40 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
SQUARE FEET : 16,056 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **DENIAL**

12. CASE NUMBER : **RZC-08-028**  
APPLICANT : WILLIAM YOUNGBLOOD  
CONTACT : BILL YOUNGBLOOD  
PHONE NUMBER : 404.660.6600  
ZONING CHANGE : R-60 TO O-I  
LOCATION : 1700 BLOCK OF LAWRENCEVILLE-SUWANEE RD  
MAP NUMBER : R7070 012  
ACREAGE : 0.90 ACRES  
PROPOSED DEVELOPMENT : OFFICE USES  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 1,900 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

13. CASE NUMBER : **RZC-08-029**  
APPLICANT : DARJI & PARMAR CONSULTANTS, LLC.  
CONTACT : J. R. DARJI  
PHONE NUMBER : 404.936.6627  
ZONING CHANGE : RA-200 TO C-2  
LOCATION : 800 BLOCK OF AUBURN ROAD  
: 3500 BLOCK OF FENCE ROAD  
MAP NUMBER : R2002 043, R2002 084  
ACREAGE : 3.46 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 42,030 SQUARE FEET  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS C-2 AND O-I**

14. CASE NUMBER : **RZC-08-030**  
APPLICANT : LUIS MARIO RAMIREZ  
CONTACT : BILL CORNELL  
PHONE NUMBER : 770.338.8000  
ZONING CHANGE : R-75 TO O-I  
LOCATION : 5800 BLOCK OF SINGLETON ROAD  
MAP NUMBER : R6196 020  
ACREAGE : 0.38 ACRES  
PROPOSED DEVELOPMENT : OFFICE USES  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 1,735 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

E. Street Name Change

1. CASE NUMBER : **SNC-07-001**  
APPLICANT : CROSS POINTE CHURCH OF GWINNETT  
CONTACT NUMBER : 678.812.4500  
LOCATION : DISTRIBUTION DRIVE FROM OLD  
; PEACHTREE TO END OF ROADWAY  
DIS/LL : R7123 004,020,011,014,015,003,& 039  
STREET NAME CHANGE : DISTRIBUTION DRIVE TO CROSS POINTE WAY  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

F. Voluntary Termination of Special Use Permit

SUP-02-005 (Commission District 3 - Beaudreau)  
The owner, Horacio Torrez, has voluntarily terminated Special Use Permit SUP-02-005 for a Mini-warehouse development, located at 3195 Bethany Church Road. This termination results in removal of the Special Use Permit and its associated conditions.

G. Audience Comments

H. Staff and Committee Reports

I. Comments from Staff and Planning Commission

J. Adjournment

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

**Tuesday, October 16, 2007 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-07-057**
  - APPLICANT : MAHAFFEY PICKENS TUCKER, LLP
  - CONTACT : R. LEE TUCKER, JR
  - PHONE NUMBER : 770.232.0000
  - ZONING CHANGE : R-100 & C-1 TO O-I
  - LOCATION : 2800 BLOCK OF HUTCHINS ROAD
  - : 2800-2900 BLOCK OF BRITTNEY PLACE
  - MAP NUMBER : R5013 129, R5013 130, R5013 136
  - : R5013 181, R5013 143, R5013 144
  - : R5013 164
  - ACREAGE : 34.16 ACRES
  - PROPOSED DEVELOPMENT : RETIREMENT COMMUNITY
  - : (REDUCTION IN BUFFERS)
  - UNITS : 246 UNITS
  - COMMISSION DISTRICT : (3) BEAUDREAU
  - DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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2. CASE NUMBER : **SUP-07-029**  
APPLICANT : MAHAFFEY PICKENS TUCKER, LLP  
CONTACT : R. LEE TUCKER, JR  
PHONE NUMBER : 770.232.0000  
ZONING : O-I (PROPOSED)  
LOCATION : 2800 BLOCK OF HUTCHINS ROAD  
: 2800-2900 BLOCK OF BRITTNEY PLACE  
MAP NUMBER : R5013 129, R5013 130, R5013 136  
: R5013 181, R5013 143, R5013 144  
: R5013 164  
ACREAGE : 34.16 ACRES  
PROPOSED DEVELOPMENT : RETIREMENT COMMUNITY  
UNITS : 246 UNITS  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
3. CASE NUMBER : **RZC-07-030 (PUBLIC HEARING HELD 9/4/07)**  
APPLICANT : LENOX RESIDENTIAL DEVELOPMENT, LLC  
CONTACT : JESSICA HILL  
PHONE NUMBER : 404.885.1500  
ZONING CHANGE : R-100 TO O-I  
LOCATION : 3800-3900 BLK OF FIVE FORKS TRICKUM ROAD  
MAP NUMBER : R6089 004  
ACREAGE : 16.01 ACRES  
PROPOSED DEVELOPMENT : PERSONAL CARE HOME (CONGREGATE)  
SQUARE FEET : 37,500 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
4. CASE NUMBER : **SUP-07-014 (PUBLIC HEARING HELD 9/4/07)**  
APPLICANT : LENOX RESIDENTIAL DEVELOPMENT, LLC  
CONTACT : JESSICA HILL  
PHONE NUMBER : 404.885.1500  
ZONING : O-I (PROPOSED)  
LOCATION : 3800-3900 BLK OF FIVE FORKS TRICKUM ROAD  
MAP NUMBER : R6089 004  
ACREAGE : 16.01 ACRES  
PROPOSED DEVELOPMENT : PERSONAL CARE HOME (CONGREGATE)  
SQUARE FEET : 37,500 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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5. CASE NUMBER : **RZR-07-034**  
APPLICANT : HEMLOCK HOLDINGS, LLC  
CONTACT : SHAWN LEVETO  
PHONE NUMBER : 404.247.4040  
ZONING CHANGE : R-75 TO R-ZT  
LOCATION : 2200 BLOCK OF INGRAM ROAD  
MAP NUMBER : R6227 004  
ACREAGE : 5.62 ACRES  
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION  
UNITS : 22 UNITS  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **DENIAL**
6. CASE NUMBER : **RZR-07-040**  
APPLICANT : TAHOE DEVELOPMENT GROUP, LLC  
CONTACT : BETH A. BLALOCK  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : R-140 TO R-ZT  
LOCATION : 300 BLOCK OF RACK ROAD  
MAP NUMBER : R5077 028, R5077 030, R5077 027  
: R5077 029, R5077 026  
ACREAGE : 11.45 ACRES  
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION  
: (REDUCTION IN BUFFERS)  
UNITS : 69 UNITS  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**
7. CASE NUMBER : **RZM-07-013**  
APPLICANT : TAHOE DEVELOPMENT GROUP, LLC  
CONTACT : BETH A. BLALOCK  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : R-ZT TO R-TH  
LOCATION : 3400 BLOCK OF SUGARLOAF PARKWAY  
MAP NUMBER : R5084 011, R5084 012, R5084 013  
ACREAGE : 6.23 ACRES  
PROPOSED DEVELOPMENT : TOWNHOMES  
UNITS : 49 UNITS  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**

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8. CASE NUMBER : **RZC-08-015**  
APPLICANT : LIAN CONG ZHANG  
CONTACT : RICHARD SHIN  
PHONE NUMBER : 678.791.6070  
ZONING CHANGE : M-2 TO C-2  
LOCATION : 2900 BLOCK OF PLEASANT HILL ROAD  
: 3800 BLOCK OF BANK STREET  
MAP NUMBER : R6261 061 & R6261 054  
ACREAGE : 4.91 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
SQUARE FEET : 39,528 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
9. CASE NUMBER : **SUP-07-080 (PUBLIC HEARING HELD 9/18/07)**  
APPLICANT : CHARLIE C. CANNON  
CONTACT : RYAN BENTLEY  
PHONE NUMBER : 770.554.8714  
ZONING : C-2  
LOCATION : 4500 BLOCK OF STONE MOUNTAIN HIGHWAY  
MAP NUMBER : R6056 030, R6056 118  
ACREAGE : 3.66 ACRES  
PROPOSED DEVELOPMENT : AUTOMOBILE SALES  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
10. CASE NUMBER : **MUR-07-001**  
APPLICANT : TRINITY REAL ESTATE ADVISORS  
CONTACT : LEE TUCKER  
PHONE NUMBER : 770.232.0000  
LOCATION : 2100-2300 BLOCK OF PLEASANT HILL ROAD  
: 3000 BLOCK OF OLD NORCROSS ROAD  
: 3000 BLOCK OF SATELLITE BOULEVARD  
MAP NUMBER : R6232 035, R6232 037, R6232 053  
: R6232 089, R6232 225  
ACREAGE : 42.50 ACRES  
PROPOSED DEVELOPMENT : MIXED-USE REDEVELOPMENT  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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11. CASE NUMBER : **RZR-07-038**  
APPLICANT : MAHAFFEY PICKENS TUCKER, LLP.  
CONTACT : R. LEE TUCKER  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : RA-200 & R-75 TO R-ZT  
LOCATION : 4500 BLOCK OF BURNS ROAD  
: 700 BLOCK OF WEST JOHNS ROAD  
MAP NUMBER : R6159 001, R6159 102, R6158B 021  
: R6158B 025, R6159 372  
ACREAGE : 9.60 ACRES  
PROPOSED DEVELOPMENT : SINGLE-FAMILY SUBDIVISION  
: (REDUCTION IN BUFFERS)  
UNITS : 50 UNITS  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS R-75**

12. CASE NUMBER : **RZC-08-016**  
APPLICANT : ROBERTS PROPERTIES PEACHTREE PARKWAY, LP.  
CONTACT : R. LEE TUCKER, JR.  
PHONE NUMBER : 770.232.0000  
ZONING CHANGE : O-I TO C-2  
LOCATION : 5200 BLOCK OF PEACHTREE PARKWAY  
: 4900 BLOCK OF PEACHTREE CORNERS CIRCLE  
MAP NUMBER : R6301 031  
ACREAGE : 7.50 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
: (REDUCTION IN BUFFERS)  
SQUARE FEET : 77,400 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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13. CASE NUMBER : **RZC-08-023 (PUBLIC HEARING HELD 10/2/07)**  
APPLICANT : SUGARLOAF OFFICE PARK  
CONTACT : MITCH PEEVY  
PHONE NUMBER : 770.614.6511  
ZONING CHANGE : R-100 TO O-I  
LOCATION : 4600-4700 BLOCK OF SUGARLOAF PKWY  
MAP NUMBER : R7005 003, R7005 021  
ACREAGE : 2.32 ACRES  
PROPOSED DEVELOPMENT : OFFICE USES  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 40,000 SQUARE FEET  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **DENIAL**

14. CASE NUMBER : **RZC-08-026**  
APPLICANT : KOURIEH INVESTMENTS, LLC.  
CONTACT : MITCH PEEVY  
PHONE NUMBER : 770.614.6511  
ZONING CHANGE : O-I TO C-2  
LOCATION : 1800 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER : R7206 008, R7206 010  
ACREAGE : 1.40 ACRES  
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES  
SQUARE FEET : 16,056 SQUARE FEET  
COMMISSION DISTRICT : (1) GREEN  
DEPARTMENT RECOMMENDATION: **DENIAL**

D. New Business

1. CASE NUMBER : **SUP-07-087**  
APPLICANT : ROSARIO ESTRADA  
CONTACT : ROSARIO ESTRADA  
PHONE NUMBER : 678.758.8156  
ZONING : RA-200  
LOCATION : 100 BLOCK OF PIPELINE ROAD  
MAP NUMBER : R5270 002A  
ACREAGE : 0.84 ACRES  
PROPOSED DEVELOPMENT : MOBILE HOME (ACCESSORY)  
UNITS : 2 UNITS  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **DENIAL**

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2. CASE NUMBER : **SUP-07-089**  
APPLICANT : A-1 INTERNATIONAL TAXI SERVICES, INC.  
CONTACT : FERNANDO SILVA  
PHONE NUMBER : 770.246.0218  
ZONING : M-1  
LOCATION : 6900 BLOCK OF PEACHTREE INDUSTRIAL  
BOULEVARD  
MAP NUMBER : R6277 031  
ACREAGE : 0.71 ACRES  
PROPOSED DEVELOPMENT : TAXI CAB SERVICE  
SQUARE FEET : 224 SQUARE FEET  
COMMISSION DISTRICT : (2) NASUTI  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
3. CASE NUMBER : **SUP-07-091**  
APPLICANT : NEW BETHEL AME CHURCH  
CONTACT : MARLAN CRAWFORD  
PHONE NUMBER : 770.484.3350  
ZONING : R-100  
LOCATION : 4700 BLOCK OF CENTERVILLE HIGHWAY  
MAP NUMBER : R4348 004  
ACREAGE : 4.83 ACRES  
PROPOSED DEVELOPMENT : PRIVATE SCHOOL  
(REDUCTION IN BUFFERS)  
SQUARE FEET : 4,015 SQUARE FEET  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
4. CASE NUMBER : **SUP-07-092**  
APPLICANT : SONG H. FIKE  
CONTACT : SONG H. FIKE  
PHONE NUMBER : 404.578.7546  
ZONING : R-100  
LOCATION : 3300 BLOCK OF WALLACE ROAD  
MAP NUMBER : R1001 472  
ACREAGE : 0.98 ACRES  
PROPOSED DEVELOPMENT : HOME OCCUPATION (SEWING/ALTERCATIONS)  
COMMISSION DISTRICT : (4) KENERLY  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

5. CASE NUMBER : **SUP-07-093**  
APPLICANT : VALERIE SOBOTTA  
CONTACT : VALERIE SOBOTTA  
PHONE NUMBER : 770.476.9166  
ZONING : R-100  
LOCATION : 3200 BLOCK OF BRISCOE ROAD  
MAP NUMBER : R5189 028  
ACREAGE : 6.74 ACRES  
PROPOSED DEVELOPMENT : CHURCH, TEMPLE OR SYNAGOGUE  
:(REDUCTION IN BUFFERS)  
SQUARE FEET : 3,522 SQUARE FEET  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
6. CASE NUMBER : **SUP-07-094**  
APPLICANT : PARIS J. SANDERS, JR.  
CONTACT : PARIS SANDERS  
PHONE NUMBER : 770.236.9221  
ZONING : RA-200  
LOCATION : 1500 BLOCK OF ACE MCMILLIAN ROAD  
MAP NUMBER : R5280 002  
ACREAGE : 5.66 ACRES  
PROPOSED DEVELOPMENT : CHURCH, TEMPLE OR SYNAGOGUE  
SQUARE FEET : 10,000 SQUARE FEET  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

E. Site Plan Review

**CIC-07-020** - Transwestern Office Building. Condition 2.R. requires Planning Commission review of final architectural, landscaping and site plans prior to issuance of any permits. Property is located at 3715 Davinci Court. Commission District 2 (Nasuti).

F. Audience Comments

G. Staff and Committee Reports

H. Comments from Staff and Planning Commission

I. Adjournment