

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

Tuesday, June 3, 2008 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 (7 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. New Business - Rezoning and Related Special Use Permits

1. CASE NUMBER : **MUO-08-002**
APPLICANT : GREENE INVESTMENTS, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : R-75 TO MUO
LOCATION : 2800-2900 BLOCK OF PLEASANT HILL ROAD
: 3700 BLOCK OF WOODBERRY DRIVE
: 2800 BLOCK OF WOODRUFF DRIVE
: 3700 BLOCK OF SUNSET STREET
: 2800-2900 BLOCK OF PINEVIEW STREET
MAP NUMBER : R6261 001, 001A, 001B, 006, 008, 012,
: 035, 037, 038, 039, 040
: R6261A 023, 024, 025A, 026, 030, 034
: 038, 042, 066, 078, 084, 086
ACREAGE : 25.75 ACRES
PROPOSED DEVELOPMENT : MIXED-USE OVERLAY
: (REDUCTION IN BUFFERS)
UNITS/SQUARE FEET : 467,200 SQUARE FEET (RETAIL)
: 240,900 SQUARE FEET (OFFICE)
: 105,600 SQUARE FEET (HOTEL)
: 790 UNITS (CONDOMINIUMS)
: 32 UNITS (TOWNHOMES)
: 150 ROOMS (HOTEL)
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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2. CASE NUMBER : **RZR-08-003**
APPLICANT : JIM PAZ
CONTACT : JIM PAZ
PHONE NUMBER : 770.361.6207
ZONING CHANGE : R-75 TO RA-200
LOCATION : 4900 BLOCK OF WEST PRICE ROAD
MAP NUMBER : R7288 021
ACREAGE : 1.95 ACRES
PROPOSED DEVELOPMENT : PLANT NURSERY (GREENHOUSES)
SQUARE FEET : 10,720 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
3. CASE NUMBER : **CIC-08-017**
APPLICANT : PRIME INTEREST, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : C-2 (CHANGE IN CONDITIONS)
LOCATION : 1400 BLOCK OF LAWRENCEVILLE-SUWANEE RD
: 1300-1400 BLOCK OF RIVERSIDE PARKWAY
MAP NUMBER : R7048 403
ACREAGE : 10.38 ACRES
PROPOSED DEVELOPMENT : SELF-STORAGE FACILITY
: (CLIMATE CONTROLLED)
SQUARE FEET : 105,735 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
4. CASE NUMBER : **SUP-08-054**
APPLICANT : PRIME INTEREST, INC.
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : C-2
LOCATION : 1400 BLOCK OF LAWRENCEVILLE-SUWANEE RD
: 1300-1400 BLOCK OF RIVERSIDE PARKWAY
MAP NUMBER : R7048 403
ACREAGE : 10.38 ACRES
PROPOSED DEVELOPMENT : SELF-STORAGE FACILITY
: (CLIMATE CONTROLLED)
SQUARE FEET : 105,735 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

D. Site Plan Review

RZC-03-009 - Auburn Village Office Development. The subject tract was previously reviewed by the Planning Commission as a retail and office development. The applicant now proposes three office buildings in place of the prior proposed retail building. Condition 1.G requires the submittal of site and building elevations for each phase of development for review and approval by the Planning Commission prior to the acceptance of a Development Permit application. The property is located at 3027 Jim Moore Road. Commission District 3 (Beaudreau).

E. Audience Comments

F. Staff and Committee Reports

G. Comments by Staff and Planning Commission

H. Adjournment

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

Tuesday, June 17, 2008 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 additional 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-08-067
APPLICANT	:PROGRESSIVE RECYCLING, LLC.
CONTACT	:JEFFREY R. MAHAFFEY
PHONE NUMBER	:770.232.0000
ZONING CHANGE	:M-1 TO M-2
LOCATION	:2700 BLOCK OF SIMPSON CIRCLE :2700 BLOCK OF KEYSTONE COURT
MAP NUMBER	:R6258 051
ACREAGE	:1.01 ACRES
PROPOSED DEVELOPMENT	:METAL SALVAGE OPERATION
SQUARE FEET	:6,000 SQUARE FEET
COMMISSION DISTRICT	:(2) NASUTI
DEPARTMENT RECOMMENDATION:	DENIAL

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2. CASE NUMBER : **SUP-08-025**
APPLICANT : PROGRESSIVE RECYCLING, LLC.
CONTACT : JEFFREY R. MAHAFFEY
PHONE NUMBER : 770.232.0000
ZONING : M-2 (PROPOSED)
LOCATION : 2700 BLOCK OF SIMPSON CIRCLE
: 2700 BLOCK OF KEYSTONE COURT

MAP NUMBER : R6258 051
ACREAGE : 1.01 ACRES
PROPOSED DEVELOPMENT : METAL SALVAGE OPERATION
SQUARE FEET : 6,000 SQUARE FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **DENIAL**
3. CASE NUMBER : **RZC-08-060**
APPLICANT : MUKESH R. TEJANI
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : RA-200 TO C-2
LOCATION : 4100 BLOCK OF BRASELTON HIGHWAY
: 2000 BLOCK OF HOLMAN ROAD
: 2000 BLOCK OF MINERAL SPRINGS ROAD

MAP NUMBER : R3003 298, R3003 275, R3003 277
ACREAGE : 2.02 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)

SQUARE FEET : 18,700 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

4. CASE NUMBER : **RZC-08-056**
APPLICANT : STANLEY GREEN
CONTACT : STANLEY GREEN
PHONE NUMBER : 770.476.3785
ZONING CHANGE : R-100 TO C-1
LOCATION : 1300 BLOCK OF OLD PEACHTREE ROAD
: 2900 BLOCK OF MEADOW CHURCH ROAD
MAP NUMBER : R7156 004
ACREAGE : 1.82 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
SQUARE FEET : 1,332 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
5. CASE NUMBER : **RZC-08-058**
APPLICANT : A. OMOTAYO IDOWU
CONTACT : GREG SPORTSMAN
PHONE NUMBER : 678.482.1581
ZONING CHANGE : O-I TO C-2
LOCATION : 2400 BLOCK OF WEST PARK PLACE BOULEVARD
: 2200 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER : R6058 018
ACREAGE : 4.54 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
: (REDUCTION IN BUFFERS)
SQUARE FEET : 56,900 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**
6. CASE NUMBER : **RZC-08-065**
APPLICANT : AZALEA DRIVE FAMILY PARTNERS
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING CHANGE : R-100 TO C-1
LOCATION : 2100 BLOCK OF AZALEA DRIVE
: 800-900 BLOCK OF CAMP PERRIN ROAD
MAP NUMBER : R7106 002A, R7106 002
ACREAGE : 5.19 ACRES
PROPOSED DEVELOPMENT : COMMERCIAL RETAIL USES
SQUARE FEET : 48,450 SQUARE FEET
COMMISSION DISTRICT : (4) KENERLY
DEPARTMENT RECOMMENDATION: **DENIAL**

7. CASE NUMBER : **CIC-08-013 (PUBLIC HEARING HELD 4/1/08)**
APPLICANT : YOUR EXTRA ATTIC
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : C-2
LOCATION : 1500 BLOCK OF DULUTH HIGHWAY
: 1500 BLOCK OF STONE PATH WAY
MAP NUMBER : R7073 358
ACREAGE : 2.86 ACRES
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS
: (SELF STORAGE FACILITY)
SQUARE FEET : 105,600 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
8. CASE NUMBER : **SUP-08-032 (PUBLIC HEARING HELD 4/1/08)**
APPLICANT : YOUR EXTRA ATTIC
CONTACT : MITCH PEEVY
PHONE NUMBER : 770.614.6511
ZONING : C-2
LOCATION : 1500 BLOCK OF DULUTH HIGHWAY
: 1500 BLOCK OF STONE PATH WAY
MAP NUMBER : R7073 358
ACREAGE : 2.86 ACRES
PROPOSED DEVELOPMENT : SELF-STORAGE FACILITY (CLIMATE CONTROLLED)
SQUARE FEET : 105,600 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**
9. CASE NUMBER : **SUP-08-033**
APPLICANT : THE WIDEWATERS GROUP, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING : C-1
LOCATION : 3500 BLOCK OF LEE ROAD
: 4500 BLOCK OF MINK LIVSEY ROAD
: 4500 BLOCK OF ROSEBUD DRIVE
MAP NUMBER : R4321 004, 046, 003,002, 500
ACREAGE : 9.93 ACRES
PROPOSED DEVELOPMENT : GROCERY STORE
SQUARE FEET : 34,928 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**

10. CASE NUMBER : **SUP-08-034**
APPLICANT : THE WIDEWATER GROUP, INC.
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING : C-1
LOCATION : 3500 BLOCK OF LEE ROAD
: 4500 BLOCK OF MINK LIVSEY ROAD
: 4500 BLOCK OF ROSEBUD DRIVE
MAP NUMBER : R4321 004, 046, 003, 002, 500
ACREAGE : 9.93 ACRES
PROPOSED DEVELOPMENT : RESTAURANT
SQUARE FEET : 20,000 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**
11. CASE NUMBER : **SUP-08-041**
APPLICANT : T-P LAND, LLC.
CONTACT : BO CONE
PHONE NUMBER : 770.682.8022
ZONING : C-2
LOCATION : 2000 BLOCK OF WESTSIDE COURT
MAP NUMBER : R6052 229
ACREAGE : 0.87 ACRES
PROPOSED DEVELOPMENT : KENNEL (WITH OUTDOOR FACILITIES)
SQUARE FEET : 7,655 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **DENIAL**
12. CASE NUMBER : **SUP-08-043**
APPLICANT : ROCKBRIDGE SELF STORAGE, LLC.
CONTACT : R. LEE TUCKER, JR.
PHONE NUMBER : 770.232.0000
ZONING : C-2
LOCATION : 5300 BLK OF STONE MOUNTAIN HWY
: 1900 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER : R6060 009
ACREAGE : 1.08 ACRES
PROPOSED DEVELOPMENT : SELF-STORAGE FACILITY
: (CLIMATE CONTROLLED)
SQUARE FEET : 120,075 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

13. CASE NUMBER : **SUP-08-049**
APPLICANT : ROCKBRIDGE SELF STORAGE, LLC.
CONTACT : R. LEE TUCKER, JR.
PHONE NUMBER : 770.232.0000
ZONING : C-2
LOCATION : 5300 BLK OF STONE MOUNTAIN HWY
: 1900 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER : R6060 009
ACREAGE : 1.08 ACRES
PROPOSED DEVELOPMENT : BUILDING HEIGHT INCREASE TO 4 STORIES
SQUARE FEET : 120,075 SQUARE FEET
COMMISSION DISTRICT : (3) BEAUDREAU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

D. New Business

1. CASE NUMBER : **SUP-08-051**
APPLICANT : JIAN HUI CHEN
CONTACT : SUE LEE
PHONE NUMBER : 770.452.7139
ZONING : C-2
LOCATION : 1800 BLOCK OF LIDDELL LANE
: 3600 BLOCK OF SHACKLEFORD ROAD
MAP NUMBER : R6208 001
ACREAGE : 1.59 ACRES
PROPOSED DEVELOPMENT : POOL OR BILLIARDS HALL
SQUARE FEET : 15,758 SQUARE FEET
COMMISSION DISTRICT : (1) GREEN
DEPARTMENT RECOMMENDATION: **DENIAL**

2. CASE NUMBER : **SUP-08-053**
APPLICANT : JB'S ENTERPRISES
CONTACT : JERRY BINGHAM
PHONE NUMBER : 404.218.6849
ZONING : C-2
LOCATION : 4800 BLOCK OF JIMMY CARTER BOULEVARD
MAP NUMBER : R6169 166
ACREAGE : 0.57 ACRES
PROPOSED DEVELOPMENT : TIRE STORE/LUBRICATION CENTER
SQUARE FEET : 3,784 SQUARE FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

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3. CASE NUMBER : **BRD-08-001**
APPLICANT : KEYSTONE HOLDINGS LLC
CONTACT : MICHAEL L. SULLIVAN
PHONE NUMBER : 770.822.0900
ZONING : C-2
LOCATION : 4900 BLOCK OF SOUTH OLD PEACHTREE ROAD
: 4900 BLOCK OF PEACHTREE INDUSTRIAL BLVD
MAP NUMBER : R6270 043
ACREAGE : 0.92 ACRES
REQUEST : BUFFER REDUCTION FROM 75 FEET TO 15 FEET
COMMISSION DISTRICT : (2) NASUTI
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

E. Site Plan Review

F. Audience Comments

G. Staff and Committee Report

H. Comments by Staff and Planning Commission

I. Adjournment