



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

**PUBLIC HEARING AGENDA
GWINNETT JUSTICE AND ADMINISTRATION CENTER**

TUESDAY, FEBRUARY 1, 2011 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. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

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| I. CASE NUMBER | : RZC2011-00003 |
| APPLICANT | :JEAN LAUDERDALE AND STANLEY GREEN |
| CONTACT | :ERIC JOHANSEN |
| PHONE NUMBER | :678.571.48431 |
| ZONING | :R-100 & C-1 TO C-2 |
| LOCATION | :1300 BLOCK OF OLD PEACHTREE ROAD
:2800 BLOCK OF MEADOW CHURCH ROAD |
| MAP NUMBERS | :R7156 004 & R7156 522 |
| ACREAGE | :2.05 ACRES |
| PROPOSED DEVELOPMENT | :COMMERCIAL/RETAIL (REDUCTION IN BUFFERS) |
| SQUARE FEET | :20,000 SQUARE FEET |
| COMMISSION DISTRICT | :(1) LASSETER |
| DEPARTMENT RECOMMENDATION | : APPROVAL WITH CONDITIONS |

2. CASE NUMBER :**CIC2011-00003**
APPLICANT :KRR PARTNERS, LLC
CONTACT :GREG SAUL
PHONE NUMBER :378.384.4480
ZONING :R-TH
LOCATION :900 BLOCK OF PARKSIDE WALK LANE
:900-1000 BLOCK OF PARKSIDE WOOD COURT
:500-800 BLOCK OF JUSTIN PLACE LANE
:1000 BLOCK OF JUSTIN PLACE COURT
:1000 BLOCK OF HALEY WOODS COURT
:900-1000 BLOCK OF HALEY WOODS LANE
MAP NUMBERS :R7032 416 THRU R7032 430; R7032 439 THRU
R7032 490; R7032 503
ACREAGE :9.67 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING
SIZE, REVISE REQUIRED BUILDING MATERIALS, AND
REDUCE GARAGE REQUIREMENTS
UNITS :68 UNITS
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**DENIAL**
3. CASE NUMBER :**SUP2011-00001 (PUBLIC HEARING HELD 1/18/2011)**
APPLICANT :KRIS STONE
CONTACT :KRIS STONE
PHONE NUMBER :678.225.0094
ZONING :C-2
LOCATION :1800 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER :R5050 132
ACREAGE :0.99 ACRE
PROPOSED DEVELOPMENT :OUTDOOR STORAGE
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

C. NEW BUSINESS

I. CASE NUMBER	: CIC2011-00005
APPLICANT	:ROMAN INTERNATIONAL, LLC
CONTACT	:ALEXANDER ROMAN
PHONE NUMBER	:404.578.3448
ZONING	:C-2
LOCATION	:3500 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBERS	:R6052 006C
ACREAGE	:1.71 ACRES
PROPOSED DEVELOPMENT	:CHANGE IN CONDITIONS TO DELETE REQUIRED BUILDING IMPROVEMENTS, DELETE BILLBOARD RESTRICTIONS, AND DELETE INTERPARCEL ACCESS REQUIREMENTS
SQUARE FEET	:3,400 SQUARE FEET
COMMISSION DISTRICT	:(3) BEAUDREAU
DEPARTMENT RECOMMENDATION	: DENIAL

D. AUDIENCE COMMENTS

E. COMMITTEE REPORTS

F. COMMENTS BY STAFF AND PLANNING COMMISSION

G. ADJOURNMENT



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

**PUBLIC HEARING AGENDA
GWINNETT JUSTICE AND ADMINISTRATION CENTER**

TUESDAY, FEBRUARY 15, 2011 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. APPROVAL OF MINUTES (JANUARY 4, 2011 AND JANUARY 18, 2011 MEETINGS)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

- I. CASE NUMBER :**RZC2010-00021**
- APPLICANT :POINTEBRAND, LLC & POINTEBRAND II, LLC
- CONTACT :JEFF MAHAFFEY
- PHONE NUMBER :770.232.0000
- ZONING CHANGE :R-ZT & C-2 TO M-1
- LOCATION :500 - 600 BLOCK OF HORIZON DRIVE
- MAP NUMBER :R7172 001 & R7172 009
- ACREAGE :80.27 ACRES
- PROPOSED DEVELOPMENT :OFFICE / WAREHOUSE / DISTRIBUTION
(REDUCTION IN BUFFERS)
- SQUARE FEET :497,200 SQUARE FEET
- COMMISSION DISTRICT :(4) HEARD
- DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**CIC2010-00017 (PUBLIC HEARING HELD 12-7-2010)**
APPLICANT :3664 PROPERTIES, LLC
CONTACT :TRACEY MASON BLASI
PHONE NUMBER :770.963.6909
ZONING :R-ZT
LOCATION :2700 - 2800 BLOCK OF TUSCANY PARK DRIVE
:400 - 500 BLOCK OF TUSCANY WALK LANE
:500 - 600 BLOCK OF ROCK SPRINGS ROAD
MAP NUMBER :R7148 351; 423; 424; 426; 429; 430; 431; 432; 433;
434; 435; 436; 437; 438; & R7149 323; 324; 325;
326; 327; 328; 329; 330; 335; 336; 337; 338; 339;
340; 341; 342; 343; 344; 345; 346; 347; 348; 349;
350; AND 354
ACREAGE :9.74 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING
SIZE AND REVISE REQUIRED BUILDING MATERIALS
UNITS :39 UNITS
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
3. CASE NUMBER :**SUP2010-00061**
APPLICANT :THE DACULA CONGREGATION OF
JEHOVAH'S WITNESSES
CONTACT :STANLEY J. PIPKIN
PHONE NUMBER :678.429.0054
ZONING :RA-200
LOCATION :1500 BLOCK OF ACE McMILLIAN ROAD
MAP NUMBER :R5280 002
ACREAGE :9.67 ACRES
PROPOSED DEVELOPMENT :CHURCH (REDUCTION IN BUFFERS)
SQUARE FEET :5,000 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION : **DENIAL**
4. CASE NUMBER :**RZC2011-00002**
APPLICANT :METRO GREEN, LLC
CONTACT :E. MICHELLE ROTHMEIER
PHONE NUMBER :770.232.0000
ZONING :M-1 TO M-2
LOCATION :4300 BLOCK OF PLEASANTDALE ROAD
MAP NUMBER :R6220 010
ACREAGE :16.84 ACRES
PROPOSED DEVELOPMENT :RECOVERED MATERIALS PROCESSING FACILITY
SQUARE FEET :79,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

5. CASE NUMBER :**SUP2011-00007**
APPLICANT :METRO GREEN, LLC
CONTACT :E. MICHELLE ROTHMEIER
PHONE NUMBER :770.220.0000
ZONING :M-2 (PROPOSED)
LOCATION :4300 BLOCK OF PLEASANTDALE ROAD
MAP NUMBER :R6220 010
ACREAGE :16.84 ACRES
PROPOSED DEVELOPMENT :SALVAGE OPERATION
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

6. CASE NUMBER :**SUP2011-00006 (PUBLIC HEARING HELD 1-18-2011)**
APPLICANT :JUSTIN PARK
CONTACT :JUSTIN PARK
PHONE NUMBER :404.944.9614
ZONING :O-1
LOCATION :2300 BLOCK OF MEADOW CHURCH WAY
MAP NUMBER :R7117 025
ACREAGE :10.28 ACRES
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)
SQUARE FEET :41,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

D. NEW BUSINESS

I. CASE NUMBER :**SUP2011-00009**
APPLICANT :CYNTHIA HOLDRICH
CONTACT :ANNE HOLDRICH
PHONE NUMBER :770.912.0330
ZONING :RA-200
LOCATION :900 BLOCK OF AUBURN ROAD
MAP NUMBERS :R2001 018A
ACREAGE :2.0 ACRES
PROPOSED DEVELOPMENT :HOME OCCUPATION (HAIR SALON)
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**SUP2011-00010**
APPLICANT :COLISEUM PROPERTIES, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.643.8259
ZONING :C-2
LOCATION :6600 BLOCK OF BUFORD HIGHWAY
MAP NUMBERS :R6246A013 & R6246A014
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SALES AND SERVICE (RENEWAL)
SQUARE FEET :2,480 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

3. CASE NUMBER :**SUP2011-00011**
APPLICANT :JIMMY E. SMITH
CONTACT :JIMMY E. SMITH
PHONE NUMBER :770.237.5985
ZONING :M-1
LOCATION :600 BLOCK OF AIRPORT ROAD
MAP NUMBERS :R5208 019
ACREAGE :1.04 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE BODY REPAIR SHOP
SQUARE FEET :11,200 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

E. AUDIENCE COMMENTS

F. COMMITTEE REPORTS

G. COMMENTS BY STAFF AND PLANNING COMMISSION

H. ADJOURNMENT