



gwinnettcountry

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

WEDNESDAY, MARCH 16, 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 (FEBRUARY 1, 2011 AND FEBRUARY 15, 2011 MEETINGS)
- C. RESCHEDULE OF OLD BUSINESS - RZC2010-00021

REZONING CASE RZC2010-00021 IS AN ITEM OF OLD BUSINESS WHICH WAS TABLED FROM FEBRUARY 15, 2011 TO MAY 17, 2011 FOR PUBLIC HEARING. THE PLANNING COMMISSION SUBSEQUENTLY REVISED THEIR PUBLIC HEARING SCHEDULE, CANCELING THE MAY 17, 2011 MEETING. ACTION IS REQUIRED TO RESCHEDULE THE ABOVE REFERENCED CASE TO A NEW MEETING DATE FOR PUBLIC HEARING.

- D. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

I. 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

2. 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**
3. 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**
4. 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**

E. NEW BUSINESS

1. CASE NUMBER :**CIC2011-00006**
APPLICANT :PULTE GROUP
CONTACT :TED TURNER
PHONE NUMBER :678.283.8483
ZONING :R-100 CSO
LOCATION :3500-3600 BLOCK OF FIVE FORKS TRICKUM ROAD
MAP NUMBERS :R6089 001 & 6088 101
ACREAGE :77.88 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE MINIMUM DWELLING SIZE, REMOVE THREE-CAR GARAGE REQUIREMENT, AND REVISE ARCHITECTURAL REQUIREMENTS

UNITS :128 UNITS
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**DENIAL**
2. CASE NUMBER :**SUP2011-00012 (WITHDRAWN)**
3. CASE NUMBER :**SUP2011-00013**
APPLICANT :j. STEVE BEAR
CONTACT :j. STEVE BEAR
PHONE NUMBER :404.298.0277
ZONING :M-1
LOCATION :2100 BLOCK OF BOGGS ROAD
MAP NUMBERS :R7117 054
ACREAGE :5.48 ACRES
PROPOSED DEVELOPMENT :RECREATION / TRAINING FACILITY
SQUARE FEET :34,419 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**SUP2011-00015**
APPLICANT :KIMBERLY WEDDINGTON
CONTACT :KIMBERLY WEDDINGTON
PHONE NUMBER :770.521.5550
ZONING :C-2
LOCATION :7000 BLOCK OF JIMMY CARTER BOULEVARD
MAP NUMBERS :R6274 047
ACREAGE :5.75 ACRES
PROPOSED DEVELOPMENT :KENNEL
SQUARE FEET :6,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

F. VOLUNTARY TERMINATION OF SPECIAL USE PERMIT (NO ACTION REQUIRED)

SUP-11-90 - THE OWNER OF THE PROPERTY LOCATED AT SOUTHEAST CORNER OF CENTERVILLE HIGHWAY AND CENTERVILLE-ROSEBUD ROAD (TAX PARCEL R6020 292) HAS VOLUNTARILY TERMINATED THE SPECIAL USE PERMIT ON THEIR PROPERTY. THE SPECIAL USE PERMIT WAS FOR A SERVICE STATION AND CAR WASH, WHICH WERE NEVER CONSTRUCTED.
COMMISSION DISTRICT (3) BEAUDREAU

G. AUDIENCE COMMENTS

H. COMMITTEE REPORTS

I. COMMENTS BY STAFF AND PLANNING COMMISSION

J. ADJOURNMENT