

**Department of Planning and Development**

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcountry.com



**gwinnettcountry**

**MUNICIPAL-GWINNETT COUNTY  
PLANNING COMMISSION**

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

**TUESDAY, APRIL 19, 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 (MARCH 1, 2011 AND MARCH 16, 2011 MEETINGS)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

- |                           |  |
|---------------------------|--|
| I. CASE NUMBER            | <b>:RZC2010-00019</b>  |
| APPLICANT                 | :GEORGE P. FLANNIGAN   |
| CONTACT                   | :MICHAEL L. SULLIVAN   |
| PHONE NUMBER              | :770.822.0900  |
| ZONING CHANGE             | :RA-200 TO C-2   |
| LOCATION                  | :4200 BLOCK OF BRASELTON HIGHWAY<br>:2000 BLOCK OF HOLMAN ROAD |
| MAP NUMBER                | :R63003 040 & R3003 377  |
| ACREAGE                   | :3.89 ACRES  |
| PROPOSED DEVELOPMENT      | :COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)                 |
| SQUARE FEET               | :17,385 SQUARE FEET  |
| COMMISSION DISTRICT       | :(4) HEARD   |
| DEPARTMENT RECOMMENDATION | : <b>APPROVAL WITH CONDITIONS</b>                              |

2. CASE NUMBER :**RZC2010-00020**  
APPLICANT :GEORGE P. FLANNIGAN  
CONTACT :MICHAEL L. SULLIVAN  
PHONE NUMBER :770.822.0900  
ZONING CHANGE :RA-200 TO C-1  
LOCATION :2900 BLOCK OF BRASELTON HIGHWAY  
:2300 BLOCK OF SOUTH PUCKETTS MILL ROAD  
  
MAP NUMBER :R7099 001  
ACREAGE :4.64 ACRES  
PROPOSED DEVELOPMENT :DAYCARE CENTER  
SQUARE FEET :18,000 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION : **DENIAL**
3. 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 thru 438; & R7149 323  
thru 330; 335 thru 350; 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**
4. CASE NUMBER :**RZC2011-00009**  
APPLICANT :BRIGHT-MEYERS 2001 LLC  
CONTACT :MATT SASSER  
PHONE NUMBER :404.446.0225  
ZONING :RM TO C-2  
LOCATION :3300 BLOCK OF HOLCOMB BRIDGE ROAD  
:7100 BLOCK OF JIMMY CARTER BOULEVARD  
  
MAP NUMBERS :R6274 004  
ACREAGE :21.31 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL RETAIL USES  
SQUARE FEET :182,887 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION : **DENIAL**

5. 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**
6. CASE NUMBER :**SUP2011-00006 (PUBLIC HEARING HELD 1-18-2011)**  
APPLICANT :JUSTIN PARK  
CONTACT :JUSTIN PARK  
PHONE NUMBER :404.944.9614  
ZONING :O-I  
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

1. CASE NUMBER :**CIC2011-00007**  
APPLICANT :BUFORD DRIVE SELF-STORAGE, LLC  
CONTACT :SHERWOOD NANCE  
PHONE NUMBER :912.384.0700 EXT. 551  
ZONING :C-2  
LOCATION :1800 BLOCK OF AZALEA DRIVE  
:1800 BLOCK OF BUFORD DRIVE  
MAP NUMBER :R7091 324  
ACREAGE :9.25 ACRES  
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW OUTDOOR  
STORAGE AND TRUCK RENTAL  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**
  
2. CASE NUMBER :**SUP2011-00017**  
APPLICANT :BUFORD DRIVE SELF-STORAGE, LLC  
CONTACT :SHERWOOD NANCE  
PHONE NUMBER :912.384.0700 EXT. 551  
ZONING :C-2  
LOCATION :1800 BLOCK OF AZALEA DRIVE  
:1800 BLOCK OF BUFORD DRIVE  
MAP NUMBER :R7091 324  
ACREAGE :9.25 ACRES  
PROPOSED DEVELOPMENT :OUTDOOR STORAGE AND TRUCK RENTAL  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**
  
3. CASE NUMBER :**SUP2011-00016**  
APPLICANTS :AMY WILSON  
CONTACT :AMY WILSON  
PHONE NUMBER :678.617.3932  
ZONING :R-100 CSO  
LOCATION :5600 BLOCK OF WINTER BLUFF WAY  
:1200 BLOCK OF AUTUMN WOOD TRAIL  
MAP NUMBERS :R7323 091  
ACREAGE :0.16 ACRE  
PROPOSED DEVELOPMENT :HOME OCCUPATION (NAIL SALON)  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**DENIAL**

4. CASE NUMBER :**SUP2011-00018 (ADMINISTRATIVELY HELD TO 5-3-11)**

E. REVIEW OF ALTERNATE ARCHITECTURE (PEACHTREE CORNERS OVERLAY)

RETAIL PLANNING CORPORATION REQUESTS APPROVAL OF ALTERNATE ARCHITECTURAL STANDARDS FOR THE PEACHTREE SQUARE NORTH SHOPPING CENTER, LOCATED AT 6050 PEACHTREE INDUSTRIAL BOULEVARD. THE APPLICANT SEEKS TO VARY FROM SECTION 1315 (PEACHTREE CORNERS OVERLAY) REGARDING THE COLOR OF METAL ROOFS FOR THE SHOPPING CENTER, AND THE REQUIREMENT OF A PITCHED ROOF FOR A NEW OUT-BUILDING OF LESS THAN 5,000 SQUARE FEET. COMMISSION DISTRICT 2 (HOWARD)

F. AUDIENCE COMMENTS

G. COMMITTEE REPORTS

H. COMMENTS BY STAFF AND PLANNING COMMISSION

I. ADJOURNMENT