



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

gwinnettcounty

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, MAY 3, 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 (APRIL 19, 2011 MEETING)

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 :**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**
3. 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**

4. CASE NUMBER :**CIC2011-00007 (PUBLIC HEARING HELD 4-19-11)**
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**

5. CASE NUMBER :**SUP2011-00017 (PUBLIC HEARING HELD 4-19-11)**
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**

D. NEW BUSINESS

I. CASE NUMBER :**RZC2011-00011**
APPLICANT :HUNG NGUYEN & HOA TRAN
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :O-1 TO C-1
LOCATION :2700 BLOCK OF CRUSE ROAD
MAP NUMBER :R7001 062
ACREAGE :0.47 ACRE
PROPOSED DEVELOPMENT :ART STUDIO AND GALLERY
(REDUCTION IN BUFFERS)
SQUARE FEET :3,100 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**RZC2011-00012**
APPLICANT :6956 BUFORD HIGHWAY, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :C-1 & C-2 TO C-2
LOCATION :6900 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6247 392 & R6247 023A
ACREAGE :3.09 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
SQUARE FEET :2,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
3. CASE NUMBER :**SUP2011-00024**
APPLICANT :6956 BUFORD HIGHWAY LLC
CONTACT :ERIC JOAHANSEN
PHONE NUMBER :678.571.4843
ZONING :C-2 (PROPOSED)
LOCATION :6900 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6247 392 & R6247 023A
ACREAGE :3.09 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**CIC2011-00008**
APPLICANT :GOLDEN SANDS GENERAL CONTRACTOR
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-2
LOCATION :4900 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER :R3004 066
ACREAGE :6.78 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE USE
RESTRICTIONS AND REDUCE BUFFERS
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

5. CASE NUMBER :**SUP2011-00025**
APPLICANT :GOLDEN SANDS GENERAL CONTRACTOR
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-2
LOCATION :4900 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER :R3004 066
ACREAGE :6.78 ACRES
PROPOSED DEVELOPMENT :CONTRACTORS OFFICE WITH OUTDOOR STORAGE
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**CIC2011-00009**
APPLICANT :ATLANTA LUXURY MOTORS
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :C-3
LOCATION :2500 BLOCK OF PLEASANT HILL ROAD
MAP NUMBER :R6236 016
ACREAGE :8.8 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW
USED CAR SALES & SERVICE
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**CIC2011-00010**
APPLICANT :MAGNOLIA HALL ON SEVER, LLC
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :RA-200 & R-100
LOCATION :2000 BLOCK OF SEVER ROAD
MAP NUMBER :R7083 270
ACREAGE :7.52 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO INCREASE
BUILDING SQUARE FOOTAGE
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

8. CASE NUMBER :**SUP2011-00018**
APPLICANTS :PAWN MART
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-2
LOCATION :4900 BLOCK OF JIMMY CARTER BOULEVARD
:1100-1200 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBERS :R6169 139
ACREAGE :0.94 ACRE
PROPOSED DEVELOPMENT :PAWN SHOP
SQUARE FEET :5,528 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**
9. CASE NUMBER :**SUP2011-00019**
APPLICANTS :LANDWORKS ASSOCIATES, INC.
CONTACT :MATTHEW ZIEG
PHONE NUMBER :678.438.9665
ZONING :C-2
LOCATION :2100 BLOCK OF PARKWOOD ROAD
MAP NUMBERS :R6052 003
ACREAGE :0.54 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE (RENEWAL)
SQUARE FEET :4,500 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
10. CASE NUMBER :**SUP2011-00020**
APPLICANTS :AMRUT INVESTMENT LLC
CONTACT :ARJUN PATEL
PHONE NUMBER :678.382.2755
ZONING :R-100
LOCATION :2700 BLOCK OF CENTERVILLE HIGHWAY
MAP NUMBERS :R6033 018
ACREAGE :1.0 ACRE
PROPOSED DEVELOPMENT :ADULT DAYCARE CENTER (GROUP)
SQUARE FEET :1,389 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**DENIAL**

11. CASE NUMBER :**SUP2011-00021 (WITHDRAWN)**
12. CASE NUMBER :**SUP2011-00022**
APPLICANTS :TRAC LIMITED PARTNERSHIP
CONTACT :JOHN E. UNDERWOOD, ESQ.
PHONE NUMBER :770.925.0111
ZONING :C-2
LOCATION :1500 BLOCK OF INDIAN TRAIL - LILBURN ROAD
MAP NUMBERS :R6199 110
ACREAGE :1.53 ACRES
PROPOSED DEVELOPMENT :TRUCK RENTAL
SQUARE FEET :3,402 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**DENIAL**
13. CASE NUMBER :**SUP2011-00023**
APPLICANTS :DANIELA LUCA
CONTACT :DANIELA LUCA
PHONE NUMBER :404.516.1268
ZONING :R-100
LOCATION :200 BLOCK OF RUSSELL ROAD
MAP NUMBERS :R7068 082
ACREAGE :1.55 ACRES
PROPOSED DEVELOPMENT :FAMILY PERSONAL CARE HOME
SQUARE FEET :3,975 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
14. CASE NUMBER :**SUP2011-00026**
APPLICANTS :FIVE FORKS PRECIOUS METALS, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-2
LOCATION :800 BLOCK OF OAK ROAD
:3000 BLOCK OF FIVE FORKS - TRICKUM ROAD
:3000 BLOCK OF RIVER DRIVE
MAP NUMBERS :R6106 362
ACREAGE :1.80 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :2,000 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**DENIAL**

15. CASE NUMBER

:SUP2011-00027 (WITHDRAWN)

E. AUDIENCE COMMENTS

F. COMMITTEE REPORTS

G. COMMENTS BY STAFF AND PLANNING COMMISSION

H. ADJOURNMENT