



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, JUNE 7, 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 (MAY 3, 2011 MEETING)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

1.	CASE NUMBER	:RZC2010-00019
	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 :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	: APPROVAL WITH CONDITIONS

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

gwinnettcountry

3. 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**
4. 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**
5. 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**

D. NEW BUSINESS

1. CASE NUMBER :**RZC2011-00013**
APPLICANT :ZULFIQAR AHMED
CONTACT :MITCH PEEVY
PHONE NUMBER :770.361.8444
ZONING :R-75 TO C-2
LOCATION :2500 BLOCK OF OLD ROCKBRIDGE ROAD
MAP NUMBER :R6245 002
ACREAGE :0.75 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE (REDUCTION IN BUFFERS)
SQUARE FEET :1,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **DENIAL**

2. CASE NUMBER :**SUP2011-00028**
APPLICANT :ZULFIQAR AHMED
CONTACT :MITCH PEEVY
PHONE NUMBER :770.361.8444
ZONING :C-2 (PROPOSED)
LOCATION :2500 BLOCK OF OLD ROCKBRIDGE ROAD
MAP NUMBER :R6245 002
ACREAGE :0.75 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :1,800 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **DENIAL**

3. CASE NUMBER :**RZC2011-00014 (ADMINISTRATIVELY WITHDRAWN)**

4. CASE NUMBER :**SUP2011-00029 (ADMINISTRATIVELY WITHDRAWN)**

5. CASE NUMBER :**RZC2011-00015**
APPLICANT :XIAO OU SHAN
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :M-1 AND C-2 TO C-2
LOCATION :1100 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6175 201
ACREAGE :4.08 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
SQUARE FEET :12,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **DENIAL**

6. CASE NUMBER :**SUP2011-00031**
APPLICANT :XIAO OU SHAN
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :C-2 (PROPOSED)
LOCATION :1100 BLOCK OF BEAVER RUIN ROAD
MAP NUMBER :R6175 201
ACREAGE :4.08 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SALES
SQUARE FEET :12,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **DENIAL**
7. CASE NUMBER :**CIC2011-00011**
APPLICANT :BRADLEY INVESTMENT CO.
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :C-2
LOCATION :1300 BLOCK OF PLEASANT HILL ROAD
:3600 BLOCK OF CORLEY PLACE
MAP NUMBER :R6182 008
ACREAGE :3.22 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE USE
RESTRICTIONS
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
8. CASE NUMBER :**CIC2011-00012**
APPLICANT :DUKE REALTY LIMITED PARTNERSHIP
CONTACT :MICHAEL PROCHASKA
PHONE NUMBER :770.638.2554
ZONING :O-1
LOCATION :2300 - 2400 BLOCK OF MEADOW CHURCH ROAD
MAP NUMBER :R7116 005
ACREAGE :94.43 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE PARKING
DECK REQUIREMENT
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

9. CASE NUMBER :**CIC2011-00013**
APPLICANT :MRI HOMES, LLC
CONTACT :ANDREW PERRY
PHONE NUMBER :404.987.1224
ZONING :R-ZT
LOCATION :2700-2800 & 3300-3400 BLKS OF SMITH RIDGE TRACE
:5100 BLOCK OF BUFORD HIGHWAY
MAP NUMBERS :R6256 308-312, 366-369 AND 403
ACREAGE :1.49 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO AMEND ELEVATIONS
AND ALLOW DETACHED DWELLINGS
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

10. CASE NUMBER :**SUP2011-00030 (WITHDRAWN)**

E. AUDIENCE COMMENTS

F. COMMITTEE REPORTS

G. COMMENTS BY STAFF AND PLANNING COMMISSION

H. ADJOURNMENT