

Department of Planning and Development

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

TUESDAY, SEPTEMBER 6, 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 (AUGUST 2, 2011 MEETING)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

- 1. 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**

- 2. 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**

3. CASE NUMBER :**SUP2011-00039 (Public Hearing Held 8-2-11)**
APPLICANT :CHIN WOO LEE
CONTACT :CHIN WOO LEE
PHONE NUMBER :703.898.9895
ZONING :C-2
LOCATION :2700 BLOCK OF LAWRENCEVILLE-SUWANEE RD
MAP NUMBER :R7152 263
ACREAGE :3.56 ACRES
PROPOSED DEVELOPMENT :POOL / BILLARDS HALL
SQUARE FEET :3,750 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**DENIAL**

D. NEW BUSINESS

1. CASE NUMBER :**RZC2011-00010**
APPLICANTS :ALEXANDER AND JUDY OSOWA
CONTACT :ALEXANDER OSOWA
PHONE NUMBER :770.757.5503
ZONING :R-140 TO O-1
LOCATION :3200 BLOCK OF HAMILTON MILL ROAD
MAP NUMBERS :R1001 167
ACREAGE :0.92 ACRE
PROPOSED DEVELOPMENT :MEDICAL OFFICE (REDUCTION IN BUFFERS)
SQUARE FEET :4,000 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**

2. CASE NUMBER :**RZC2011-00018**
APPLICANT :ACE BEVERAGE REFURB & SALES, LLC
CONTACT :AL KARNITZ
PHONE NUMBER :770.447.8434
ZONING :C-1 TO C-2
LOCATION :4900 BLOCK OF BUFORD HIGHWAY
:2600 BLOCK OF PITTMAN CIRCLE
MAP NUMBER :R6257 014
ACREAGE :1.59 ACRES
PROPOSED DEVELOPMENT :TRUCK SALES
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

3. CASE NUMBER :**SUP2011-00045**
APPLICANT :ACE BEVERAGE REFURB & SALES, LLC
CONTACT :AL KARNITZ
PHONE NUMBER :770.447.8434
ZONING :C-2 (PROPOSED)
LOCATION :4900 BLOCK OF BUFORD HIGHWAY
:2600 BLOCK OF PITTMAN CIRCLE
MAP NUMBER :R6257 014
ACREAGE :4.93 ACRES
PROPOSED DEVELOPMENT :TRUCK SALES AND SERVICE
SQUARE FEET :33,175 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**RZC2011-00019**
APPLICANT :DAVID E. HUNT
CONTACT :DAVID E. HUNT
PHONE NUMBER :404.202.0101
ZONING :O-1 TO C-2
LOCATION :4600 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6063 026
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :COMMERCIAL/RETAIL AND AUTOMOBILE SERVICE
(REDUCTION IN BUFFERS)
SQUARE FEET :2,710 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**SUP2011-00050**
APPLICANT :DAVID E. HUNT
CONTACT :DAVID E. HUNT
PHONE NUMBER :404.202.0101
ZONING :C-2 (PROPOSED)
LOCATION :4600 BLOCK OF STONE MOUNTAIN HIGHWAY
MAP NUMBER :R6063 026
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :2,710 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

6. CASE NUMBER :RZC2011-00020 (ADMINISTRATIVELY WITHDRAWN)
7. CASE NUMBER :SUP2011-00052 (ADMINISTRATIVELY WITHDRAWN)
8. CASE NUMBER :SUP2011-00051
APPLICANT :PROGRESSIVE RECYCLING, LLC
CONTACT :LAUREL DAVID, ESQ.
PHONE NUMBER :404.965.3669
ZONING :M-2
LOCATION :2700 BLOCK OF SIMPSON CIRCLE
:2700 BLOCK OF KEYSTONE COURT
MAP NUMBER :R6258 051
ACREAGE :1.01 ACRES
PROPOSED DEVELOPMENT :METAL AND SALVAGE RECYCLING FACILITY (RENEWAL)
SQUARE FEET :6,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS
9. CASE NUMBER :RZC2011-00021
APPLICANT :JOHN MCGEE
CONTACT :MICHELLE ROTHMEIER
PHONE NUMBER :770.232.0000
ZONING :R-75 TO O-1
LOCATION :2900 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBER :R5016 005
ACREAGE :2.41 ACRES
PROPOSED DEVELOPMENT :CHURCH (REDUCTION IN BUFFERS)
SQUARE FEET :3,000 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS
10. CASE NUMBER :CIC2011-00015 (ADMINISTRATIVELY HELD)
11. CASE NUMBER :CIC2011-00016
APPLICANT :RICHARD & MYRNA BLANTON
CONTACT :RICHARD BLANTON
PHONE NUMBER :404.786.0401
ZONING :C-2
LOCATION :6100 BLOCK OF SINGLETON ROAD
MAP NUMBER :R6190 053
ACREAGE :0.50 ACRE
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE
LANDSCAPE STRIP REQUIREMENT
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS

12. CASE NUMBER :CIC2011-00017 (ADMINISTRATIVELY HELD)
13. CASE NUMBER :BRD2011-00001
APPLICANT :WALMART
CONTACT :DAVID C. KIRK
PHONE NUMBER :404.885.3415
ZONING :C-2
LOCATION :1100-1200 BLOCKS OF ROCKBRIDGE ROAD
MAP NUMBER :R6169 135
ACREAGE :13.04 ACRES
REQUEST :REDUCE REQUIRED BUFFER FROM 75 FEET
TO 0-10 FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS
14. CASE NUMBER :MUO2011-00001
APPLICANT :THE WORTHING COMPANIES
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :C-2 TO MUO
LOCATION :1400 BLOCK OF DISTRIBUTION DRIVE
:1400 SATELLITE BOULEVARD
MAP NUMBER :R7124 086, R7124 089 & R7124 090
ACREAGE :18.16 ACRES
PROPOSED DEVELOPMENT :MIXED USE OVERLAY
UNIT/SQUARE FEET :24,000 SQUARE FEET (COMMERCIAL/RETAIL)
:266 (MULTI-FAMILY)
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS
15. CASE NUMBER :SUP2011-00046
APPLICANT :MARTHA ADAMS
CONTACT :MARTHA ADAMS
PHONE NUMBER :770.277.8553
ZONING :R-100
LOCATION :400 BLOCK OF ARBOUR RUN
:2400 BLOCK OF LAWRENCEVILLE-SUWANEE RD
MAP NUMBER :R7127 088
ACREAGE :0.49 ACRE
PROPOSED DEVELOPMENT :IN-HOME HAIR SALON (RENEWAL)
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :APPROVAL WITH CONDITIONS

16. CASE NUMBER :**SUP2011-00047**
APPLICANT :ABBAS ARMAN
CONTACT :ABBAS ARMAN
PHONE NUMBER :408.315.9970 OR 678.820.1072
ZONING :C-2
LOCATION :6200 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6244 160
ACREAGE :5.57 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :630 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
17. CASE NUMBER :**SUP2011-00048**
APPLICANT :MARYAM SAGHAEI, EMPYREAN JEWELERS DESIGN CORP.
CONTACT :MARYAM SAGHAEI OR SHARON JOHNSON
PHONE NUMBER :770.932.5511
ZONING :C-2
LOCATION :3300 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7176 004
ACREAGE :83.47 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :1,400 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
18. CASE NUMBER :**SUP2011-00049**
APPLICANT :USA MONEY SERVICES
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING :C-2
LOCATION :2500 BLOCK OF HAMILTON MILL ROAD
MAP NUMBER :R1001 022
ACREAGE :2.80 ACRES
PROPOSED DEVELOPMENT :PAWN SHOP
SQUARE FEET :1,658 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

19. CASE NUMBER :**SUP2011-00053**
APPLICANT :XTREME AIR, LLC
CONTACT :SHAWN F. BRATTON, ESQ.
PHONE NUMBER :770.232.0000
ZONING :M-1
LOCATION :500 BLOCK OF OLD PEACHTREE ROAD
:500 BLOCK OF PEACHTREE RIDGE DRIVE
MAP NUMBER :R7125 134
ACREAGE :6.10 ACRES
PROPOSED DEVELOPMENT :RECREATION FACILITY - INDOOR
SQUARE FEET :32,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

20. CASE NUMBER :**SUP2011-00054**
APPLICANT :ABBAS ARMAN
CONTACT :ABBAS ARMAN
PHONE NUMBER :408.315.9970
ZONING :C-2
LOCATION :5900 BLOCK OF SOUTH NORCROSS TUCKER ROAD
MAP NUMBER :R6190 051F
ACREAGE :1.32 ACRES
PROPOSED DEVELOPMENT :PRECIOUS METALS DEALER
SQUARE FEET :1,000 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

D. AUDIENCE COMMENTS

E. COMMITTEE REPORTS

F. COMMENTS BY STAFF AND PLANNING COMMISSION

G. ADJOURNMENT