



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

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

TUESDAY, SEPTEMBER 6, 2011 AT 7:00 P.M.

PLANNING COMMISSION MEMBERS

Present

Lynn Thorndyke, District 1	Yes
John Winters, District 1	Yes
Matt Houser, District 2	Yes
Rebecca Peed, District 2	Yes
Chuck Warbington, District 3 - Chairman	Yes
Teresa Cantrell, District 3 - Vice-Chairman	Yes
Clint Dixon, District 4	Yes
Tommy Hunter, District 4	Yes
Don Shillington, At Large	Yes

A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG

B. APPROVAL OF MINUTES (AUGUST 2, 2011 MEETING)

PC Action: **Approved**

Motion: **Thorndyke** Second: **Winters**

Vote: **9-0**

C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

I. 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**

PC Action: **Tabled to January 3, 2012**

Motion: **Peed**

Second: **Houser**

Vote: **9-0**

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**
PC Action: Tabled to January 3, 2012 Motion: Hunter Second: Dixon
Vote: 9-0
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**
PC Action: Approved w/Conditions Motion: Thorndyke Second: Winters
Vote: 9-0
- D. NEW BUSINESS
- I. 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**
PC Action: Denial Motion: Hunter Second: Dixon
Vote: 9-0

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**
PC Action: Approved w/Conditions Motion: Houser Second: Peed
Vote: 9-0
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**
PC Action: Approved w/Conditions Motion: Houser Second: Peed
Vote: 9-0
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**
PC Action: Approved w/Conditions Motion: Cantrell Second: Warbington
Vote: 9-0

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**
PC Action: Approved w/Conditions Motion: Cantrell Second: Warbington
Vote: 9-0
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**
PC Action: Tabled to November 1, 2011 Motion: Peed Second: Houser
Vote: 9-0
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**
PC Action: Tabled to November 1, 2011 Motion: Shillington Second: Warbington
Vote: 7-2 (voted in opposition Hunter/Dixon)

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**
PC Action: Approved w/Conditions Motion: Thorndyke Second: Winters
Vote: 9-0
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**
PC Action: Approved w/Conditions Motion: Peed Second: Houser
Vote: 7-2 (voted in opposition Thorndyke/Cantrell)
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**
PC Action: Approved w/Conditions Motion: Winters Second: Thorndyke
Vote: 9-0

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**
PC Action: Approved w/Conditions **Motion: Winters** **Second: Thorndyke**
Vote: 9-0

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**
PC Action: Approved w/Conditions **Motion: Peed** **Second: Houser**
Vote: 9-0

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**
PC Action: Approved w/Conditions **Motion: Dixon** **Second: Hunter**
Vote: 9-0

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**
PC Action: Approved w/Conditions Motion: Dixon Second: Hunter
Vote: 7-2 (voted in opposition Warbington/Cantrell)
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**
PC Action: Approved w/Conditions Motion: Winters Second: Thorndyke
Vote: 9-0
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**
PC Action: Approved w/Conditions Motion: Thorndyke Second: Winters
Vote: 9-0
- E. AUDIENCE COMMENTS
- F. COMMITTEE REPORTS
- G. COMMENTS BY STAFF AND PLANNING COMMISSION

H. ADJOURNMENT