



gwinnettcounty

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

TUESDAY, NOVEMBER 1, 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 (OCTOBER 4, 2011 MEETING)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

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|---------------------------|--|
| 1. 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 |
| | |
| 2. 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 |

3. CASE NUMBER :**CIC2011-00018**
APPLICANT :BEAZER HOMES, CORP.
CONTACT :JIM BOWERSOX
PHONE NUMBER :404.759.7038
ZONING :R-60
LOCATION :3600 BLOCK OF SUWANEE CREEK ROAD
:1400 BLOCK OF BUFORD HIGHWAY
:3800 BLOCK OF IDLEWILD PLACE

MAP NUMBER :R7197 181 & R7197 002
ACREAGE :14.62 ACRES
PROPOSED DEVELOPMENT :AMEND BUILDING MATERIAL REQUIREMENTS
AND REDUCE 30-FOOT CONSTRUCTION BUFFER

UNITS :51 UNITS
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**SUP2011-00061**
APPLICANT :HONDUMEX FAST CASH TITLE LOANS, LLC
CONTACT :LIZETH GARCIA
PHONE NUMBER :678.261.7972
ZONING :C-2
LOCATION :4700 BLOCK OF BRITT ROAD
:4500-4600 BLOCKS OF JIMMY CARTER BLVD

MAP NUMBER :R6164 261
ACREAGE :9.20 ACRES
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY AND
PRECIOUS METALS DEALER

SQUARE FEET :1,194 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

D. NEW BUSINESS

I. CASE NUMBER :**RZC2011-00023**
APPLICANT :VIVIAN D. SINGLETON
CONTACT :TONY SINGLETON
PHONE NUMBER :404.502.6818
ZONING :M-1 TO M-2
LOCATION :4400 BLOCK OF BUFORD HIGHWAY
:4400 BLOCK OF FREEDOM LANE

MAP NUMBER :R6259 049 & R6259 050
ACREAGE :2.73 ACRES
PROPOSED DEVELOPMENT :SALVAGE OPERATION &
RECOVERED MATERIALS PROCESSING

COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

2. CASE NUMBER :**SUP2011-00064**
APPLICANT :VIVIAN D. SINGLETON
CONTACT :TONY SINGLETON
PHONE NUMBER :404.502.6818
ZONING :M-2 (PROPOSED)
LOCATION :4400 BLOCK OF BUFORD HIGHWAY
:4400 BLOCK OF FREEDOM LANE
MAP NUMBER :R6259 049 & R6259 050
ACREAGE :2.73 ACRES
PROPOSED DEVELOPMENT :SALVAGE OPERATION &
RECOVERED MATERIALS PROCESSING
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**
3. CASE NUMBER :**RZC2011-00024**
APPLICANT :TRI-MARK PROPERTIES, LLC
CONTACT :JIM KING
PHONE NUMBER :706.265.9812
ZONING :M-1 TO C-2
LOCATION :700 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R7256 011
ACREAGE :10.10 ACRES
PROPOSED DEVELOPMENT :COMMERCIAL / RETAIL USES (REDUCTION IN BUFFERS)
SQUARE FEET :66,000 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**CIC2011-00021**
APPLICANT :O'DWYER HOMES
CONTACT :DAVE PLANTE
PHONE NUMBER :770.877.2177 EXT. 205
ZONING :R-75 CSO
LOCATION :3000 BLOCK OF SOCIETY TRACE
:4000-5100 BLOCK OF FELLOWSHIP DRIVE
MAP NUMBER :R1003 472 THROUGH R1003 504
ACREAGE :6.73 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING
SIZE AND REVISE REQUIRED BUILDING MATERIALS
UNITS :33 UNITS
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**

5. CASE NUMBER :**CIC2011-00022**
APPLICANT :TIM JONES COMMUNITIES, INC.
CONTACT :JEFF MAHAFFEY
PHONE NUMBER :770.232.0000
ZONING :R-ZT
LOCATION :0-100 BLOCK OF JOHNSON ROAD
:0-200 BLOCK OF CASSADY TRACE
:100-200 BLOCK OF AUGUST WEST WAY
:1100-1300 BLOCK OF STELLA COURT
MAP NUMBER :R5082 200 THROUGH 214, R5083 436 THROUGH
443, R5083 445 THROUGH 446, R5083 448
THROUGH 495
ACREAGE :15.83 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REDUCE DWELLING
SIZE, REVISE BUILDING MATERIALS, AND
REDUCE GARAGE REQUIREMENT
UNITS :73 UNITS
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION : **DENIAL**
6. CASE NUMBER :**SUP2011-00062**
APPLICANT :ANA MORARIU
CONTACT :ANA MORARIU
PHONE NUMBER :678.858.7365
ZONING :R-100
LOCATION :1100 BLOCK OF HIRAM DAVIS ROAD
MAP NUMBER :R5203 030
ACREAGE :2.27 ACRES
PROPOSED DEVELOPMENT :IN-HOME HAIR SALON (RENEWAL)
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**SUP2011-00063**
APPLICANT :GLORIOUS GLOBAL APOSTOLIC CHURCH
CONTACT :PASTOR SEABORNE ADZUDZOR
PHONE NUMBER :404.446.7070
ZONING :M-1
LOCATION :1500 BLOCK OF OAKBROOK DRIVE
MAP NUMBER :R6196 122
ACREAGE :4.75 ACRES
PROPOSED DEVELOPMENT :CHURCH
SQUARE FEET :14,200 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

- 8. CASE NUMBER :**SUP2011-00065**
 - APPLICANT :CHRISTOPHER M. QUIGLEY
 - CONTACT :CHRISTOPHER M. QUIGLEY
 - PHONE NUMBER :404.457.9616
 - ZONING :C-2
 - LOCATION :5200 BLOCK OF STONE MOUNTAIN HIGHWAY
 - MAP NUMBER :R6061 029
 - ACREAGE :0.73 ACRE
 - PROPOSED DEVELOPMENT :TITLE LOAN FACILITY
 - SQUARE FEET :1,400 SQUARE FEET
 - COMMISSION DISTRICT :(3) BEAUDREAU
 - DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

- 9. CASE NUMBER :**BRD2011-00003**
 - APPLICANT :WAL-MART STORES, INC.
 - CONTACT :AMY L. HILLMAN, ESQ.
 - PHONE NUMBER :404.948.4064
 - ZONING :C-2
 - LOCATION :5000 BLOCK OF WINTERS CHAPEL ROAD
 - MAP NUMBER :R6280 018
 - ACREAGE :7.52 ACRES
 - REQUEST :REDUCE REQUIRED BUFFER FROM 75 FT TO 0 FT
 - COMMISSION DISTRICT :(2) HOWARD
 - DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

- E. AUDIENCE COMMENTS

- F. COMMITTEE REPORTS

- G. COMMENTS BY STAFF AND PLANNING COMMISSION

- H. ADJOURNMENT