



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, DECEMBER 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 (NOVEMBER 1, 2011 MEETING)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

1. 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 OEPRATION &
 RECOVERED MATERIALS PROCESSING
 COMMISSION DISTRICT :(2) HOWARD
 DEPARTMENT RECOMMENDATION :**DENIAL**

3. 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 THRU 214, R5083 436 THRU 443,
R5083 445 THRU 446, R5083 448 THRU 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**

D. NEW BUSINESS

1. CASE NUMBER :**SUP2011-00066**
APPLICANT :GMH AND COMPANY, LLC
CONTACT :GEORGE HOGAN
PHONE NUMBER :404.925.6358
ZONING :C-2
LOCATION :5400 BLOCK OF JIMMY CARTER BOULEVARD
MAP NUMBER :R6195 129
ACREAGE :1.07 ACRES
PROPOSED DEVELOPMENT :PAWN SHOP AND TITLE LOAN FACILITY
SQUARE FEET :2,400 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

2. CASE NUMBER :**SUP2011-00067**
APPLICANT :BOB ISRAEL
CONTACT :BOB ISRAEL
PHONE NUMBER :770.476.9192
ZONING :O-1
LOCATION :1200 BLOCK OF SATELLITE BOULEVARD
MAP NUMBER :R7155 562
ACREAGE :0.50 ACRE
PROPOSED DEVELOPMENT :VETERINARY CLINIC
SQUARE FEET :2,850 SQUARE FEET
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

3. CASE NUMBER :**SUP2011-00068**
APPLICANT :BAHRAM KARIMI
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING :C-2
LOCATION :5000 BLOCK OF BUFORD HIGHWAY
MAP NUMBER :R6257 001
ACREAGE :1.09 ACRES
PROPOSED DEVELOPMENT :OUTDOOR SALES/STORAGE (RENEWAL)
SQUARE FEET :1,171 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**SUP2011-00069**
APPLICANT :ANNETTE COFFEE
CONTACT :ANNETTE COFFEE
PHONE NUMBER :770.330.1319
ZONING :RA-200
LOCATION :4600 BLOCK OF SPOUT SPRINGS ROAD
MAP NUMBER :R3007 034
ACREAGE :7.04 ACRES
PROPOSED DEVELOPMENT :CHURCH PRESCHOOL
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

5. CASE NUMBER :**SUP2011-00070**
APPLICANT :SU FACILITY #10, LLC
CONTACT :MARK KILBY
PHONE NUMBER :404.201.6130
ZONING :M-1
LOCATION :5400 BLOCK OF PEACHTREE PARKWAY
:5500 BLOCK OF SPALDING DRIVE
:5500 BLOCK OF TRIANGLE PARKWAY
MAP NUMBER :R6302 121
ACREAGE :5.24 ACRES
PROPOSED DEVELOPMENT :PRIVATE SCHOOL (UNIVERSITY)
SQUARE FEET :50,000 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

6. CASE NUMBER :**SUP2011-00071**
APPLICANT :NISHI SHARMA
CONTACT :NISHI SHARMA
PHONE NUMBER :678.477.2743
ZONING :C-1
LOCATION :3700 BLOCK OF LENORA CHURCH ROAD
:2900 BLOCK OF TEMPLE JOHNSON ROAD
:2900 BLOCK OF XAVIER RAY COURT

MAP NUMBER :R5002 012
ACREAGE :4.95 ACRES
PROPOSED DEVELOPMENT :RESTAURANT (RENEWAL)
SQUARE FEET :3,500 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

7. CASE NUMBER :**SUP2011-00072**
APPLICANT :WORLD CHANGERS CHURCH INTERNATIONAL
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :M-1
LOCATION :6900 BLOCK OF JIMMY CARTER BOULEVARD
:6300 BLOCK OF PEACHTREE INDUSTRIAL BLVD.
:6300 BLOCK OF CASH COURT

MAP NUMBER :R6275 001A
ACREAGE :7.07 ACRES
PROPOSED DEVELOPMENT :RESIDENTIAL SHELTER
SIZE :16 BEDS
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

E. AMENDMENT TO THE 1985 ZONING RESOLUTION

I. **ZRA2011-00002** - AN ORDINANCE TO AMEND THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY, ARTICLE XIII USE PROVISIONS TO PROVIDE REVISED ZONING REQUIREMENTS FOR CERTAIN BUSINESSES IN UNINCORPORATED GWINNETT COUNTY.

F. AUDIENCE COMMENTS

G. COMMITTEE REPORTS

H. COMMENTS BY STAFF AND PLANNING COMMISSION

I. ADJOURNMENT