

Department of Planning and Development



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**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
TUESDAY, FEBRUARY 7, 2012 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 (JANUARY 3, 2012 MEETING)
- C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

- I. 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
 : 100-1300 BLOCK OF STELLA COURT
 MAP NUMBER : R5082 200-214, R5083 436-443 445-446, 448-495
 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**

- 2. CASE NUMBER : **RZR2012-00001 (PUBLIC HEARING HELD 1-3-12)**
 APPLICANT : VIVICA BROWN
 CONTACT : MICHAEL L. SULLIVAN
 PHONE NUMBER : 770.822.0900
 ZONING CHANGE : RL TO RA-200
 LOCATION : 9000 BLOCK OF HIGHTOWER TRAIL
 MAP NUMBER : R4344 005
 ACREAGE : 5.04 ACRES
 PROPOSED DEVELOPMENT : FAMILY PERSONAL CARE HOME
 SQUARE FEET : 3,232 SQUARE FEET
 COMMISSION DISTRICT : (3) BEAUDREAU
 DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

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3. CASE NUMBER :**SUP2012-00008 (PUBLIC HEARING HELD 1-3-12)**
APPLICANT :VIVICA BROWN
CONTACT :MICHAEL L. SULLIVAN
PHONE NUMBER :770.822.0900
ZONING :RA-200 (PROPOSED)
LOCATION :9000 BLOCK OF HIGHTOWER TRAIL
MAP NUMBER :R4344 005
ACREAGE :5.04 ACRES
PROPOSED DEVELOPMENT :FAMILY PERSONAL CARE HOME
SQUARE FEET :3,232 SQUARE FEET
COMMISSION DISTRICT :(3) BEAUDREAU
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- D. NEW BUSINESS
1. CASE NUMBER :**RZM2012-00001**
APPLICANT :SPARK I, LLC
CONTACT :MICHELLE ROTHMEIER
PHONE NUMBER :770.232.0000
ZONING :R-ZT RO RM-13
LOCATION :1300 BLOCK OF PLUNKETTS ROAD
MAP NUMBER :R7188 013
ACREAGE :17.79 ACRES
PROPOSED DEVELOPMENT :APARTMENTS (REDUCTION IN BUFFERS)
UNITS :199 UNITS
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
2. CASE NUMBER :**CIC2012-00002**
APPLICANT :DOMINION CLASSICAL CHRISTIAN ACADEMY
CONTACT :ALAN WEILER
PHONE NUMBER :404.697.2649
ZONING :R-100
LOCATION :1400 BLOCK OF BRASELTON HIGHWAY
MAP NUMBER :R7063 094
ACREAGE :12.13 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO AMEND REQUIRED
ARCHITECTURAL TREATMENTS
SQUARE FEET :5,376 SQUARE FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

3. CASE NUMBER :**SUP2012-00010**
APPLICANT :MAXIMINO VALADEZ
CONTACT :JOSE F. JIMENEZ
PHONE NUMBER :770.527.1429
ZONING :C-2
LOCATION :5000 BLOCK OF SINGLETON ROAD
MAP NUMBERS :R6186 012
ACREAGE :1.94 ACRES
PROPOSED DEVELOPMENT :AUTOMOBILE SERVICE
SQUARE FEET :7,216 SQUARE FEET
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**SUP2012-00011**
APPLICANT :CINTHYA MARTINEZ
CONTACT :DANILO MARTINEZ
PHONE NUMBER :770.778.5545
ZONING :R-75
LOCATION :2600 BLOCK OF OLD NORCROSS ROAD
MAP NUMBERS :R7041 234
ACREAGE :0.35 ACRE
PROPOSED DEVELOPMENT :HOME OCCUPATION (GROUP DAYCARE) RENEWAL
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**SUP2012-00012**
APPLICANT :ELIAS NASSER
PHONE NUMBER :678.472.7438
ZONING :C-2
LOCATION :1500 BLOCK OF PLEASANT HILL ROAD
:3500 BLOCK OF CLUB DRIVE
MAP NUMBERS :R6204 015
ACREAGE :14.49 ACRES
PROPOSED DEVELOPMENT :TRUCK RENTAL
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**DENIAL**
6. CASE NUMBER :**SUP2012-00013**
APPLICANT :JOHN THEDFORD
CONTACT :ASHLEY RUMBLE
PHONE NUMBER :407.506.2993
ZONING :C-2
LOCATION :1400 BLOCK OF PLEASANT HILL ROAD
:3600 BLOCK OF CLUB DRIVE
MAP NUMBERS :R6182 010 & R6182 442
ACREAGE :17.61 ACRES
SQUARE FEET :6,500 SQUARE FEET
PROPOSED DEVELOPMENT :PAWN SHOP
COMMISSION DISTRICT :(1) LASSETER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

7. CASE NUMBER :**SUP2012-00015**
APPLICANT :FRANTZ PIERRE
CONTACT :SEAN SANDERS
PHONE NUMBER :678.376.6340
ZONING :M-1
LOCATION :1000-1100 BLOCKS OF HURRICANE SHOALS ROAD
:2000 BLOCK OF CEDARS ROAD
:1000-1100 BLOCKS OF PROGRESS CENTER AVENUE
:600 BLOCK OF PROGRESS INDUSTRIAL BOULEVARD

MAP NUMBERS :R7014 033
ACREAGE :66.81 ACRES
PROPOSED DEVELOPMENT :BUILDING HEIGHT INCREASE TO 140+ FEET
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
- E. AUDIENCE COMMENTS
- F. COMMITTEE REPORTS
- G. COMMENTS BY STAFF AND PLANNING COMMISSION
- H. ADJOURNMENT