



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

**TUESDAY, JANUARY 4, 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. ELECTION OF OFFICERS FOR 2011

- 1. CHAIRMAN
- 2. VICE-CHAIRMAN
- 3. REPRESENTATIVE TO THE DEVELOPMENT ADVISORY COMMITTEE

C. APPROVAL OF MINUTES

D. OLD BUSINESS (NONE)

E. NEW BUSINESS

- 1. CASE NUMBER : **RZC2011-00001 (WITHDRAWN)**
- 2. CASE NUMBER : **SUP2011-00005 (WITHDRAWN)**
- 3. CASE NUMBER : **RZC2011-00002**  
 APPLICANT : METRO GREEN, LLC  
 CONTACT : E. MICHELLE ROTHMEIER  
 PHONE NUMBER : 770.232.0000  
 ZONING : M-1 TO M-2  
 LOCATION : 4300 BLOCK OF PLEASANTDALE ROAD  
 MAP NUMBER : R6220 010  
 ACREAGE : 16.84 ACRES  
 PROPOSED DEVELOPMENT : RECOVERED MATERIALS PROCESSING FACILITY  
 SQUARE FEET : 79,800 SQUARE FEET  
 COMMISSION DISTRICT : (2) HOWARD  
 DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**SUP2011-00007**  
APPLICANT :METRO GREEN, LLC  
CONTACT :E. MICHELLE ROTHMEIER  
PHONE NUMBER :770.220.0000  
ZONING :M-2 (PROPOSED)  
LOCATION :4300 BLOCK OF PLEASANTDALE ROAD  
MAP NUMBER :R6220 010  
ACREAGE :16.84 ACRES  
PROPOSED DEVELOPMENT :SALVAGE OPERATION  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**RZC2011-00003**  
APPLICANT :JEAN LAUDERDALE AND STANLEY GREEN  
CONTACT :ERIC JOHANSEN  
PHONE NUMBER :678.571.48431  
ZONING :R-100 & C-1 TO C-2  
LOCATION :1300 BLOCK OF OLD PEACHTREE ROAD  
:2800 BLOCK OF MEADOW CHURCH ROAD  
MAP NUMBERS :R7156 004 & R7156 522  
ACREAGE :2.05 ACRES  
PROPOSED DEVELOPMENT :COMMERCIAL/RETAIL (REDUCTION IN BUFFERS)  
SQUARE FEET :20,000 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**RZC2011-00004**  
APPLICANT :JONATHAN P. DUGAN  
CONTACT :JONATHAN P. DUGAN  
PHONE NUMBER :770.962.5678  
ZONING :M-1 TO C-3  
LOCATION :600 BLOCK OF AIRPORT ROAD  
MAP NUMBER :R5208 028  
ACREAGE :1.10 ACRES  
PROPOSED DEVELOPMENT :AUTOMOBILE REPAIR & COMMERCIAL/RETAIL USES  
SQUARE FEET :11,880 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS AS C-2/SUP**

7. CASE NUMBER : **CIC2011-00001**  
APPLICANT : GWINNETT COMMUNITY BANK  
CONTACT : HAROLD TRIP  
PHONE NUMBER : 404.285.3075  
ZONING : R-ZT  
LOCATION : 3600-3700 BLOCK OF FALLEN OAK DRIVE  
MAP NUMBERS : R7185 467 THRU R7185 477  
ACREAGE : 2.04 ACRES  
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS TO REMOVE FENCE REQUIREMENT  
  
COMMISSION DISTRICT : (4) HEARD  
DEPARTMENT RECOMMENDATION : **DENIAL**
8. CASE NUMBER : **CIC2011-00002**  
APPLICANT : AMADO PORTAL  
CONTACT : AMADO PORTAL  
PHONE NUMBER : 404.808.7227  
ZONING : R-100  
LOCATION : 1700 BLOCK OF WEBB GIN HOUSE ROAD  
MAP NUMBER : R5074 062  
ACREAGE : 3.0 ACRES  
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS TO REMOVE BUILDING AND OUTDOOR RECREATION RESTRICTIONS  
  
SQUARE FEET : 13,680 SQUARE FEET  
COMMISSION DISTRICT : (3) BEAUDREAU  
DEPARTMENT RECOMMENDATION : **DENIAL**
9. CASE NUMBER : **CIC2011-00003**  
APPLICANT : KRR PARTNERS, LLC  
CONTACT : GREG SAUL  
PHONE NUMBER : 378.384.4480  
ZONING : R-TH  
LOCATION : 900 BLOCK OF PARKSIDE WALK LANE  
: 900-1000 BLOCK OF PARKSIDE WOOD COURT  
: 500-800 BLOCK OF JUSTIN PLACE LANE  
: 1000 BLOCK OF JUSTIN PLACE COURT  
: 1000 BLOCK OF HALEY WOODS COURT  
: 900 - 1000 BLOCK OF HALEY WOODS LANE  
MAP NUMBERS : R7032 416 THRU R7032 430; R7032 439 THRU R7032 490; R7032 503  
  
ACREAGE : 9.67 ACRES  
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS TO REDUCE DWELLING SIZE, REVISE REQUIRED BUILDING MATERIALS, AND REDUCE GARAGE REQUIREMENTS  
  
UNITS : 68 UNITS  
COMMISSION DISTRICT : (1) LASSETER  
DEPARTMENT RECOMMENDATION : **DENIAL**

10. CASE NUMBER : **CIC2011-00004**  
APPLICANT : KRR BM, LLC  
CONTACT : GREG SAUL  
PHONE NUMBER : 378.384.4480  
ZONING : R-75 CSO  
LOCATION : 3300 BLOCK OF NORTH BOGAN ROAD  
: 4500-4600 BLOCK OF BOGAN MEADOWS DRIVE  
: 4500 BLOCK OF BOGAN MEADOWS COURT  
MAP NUMBERS : R1004 752; R1004 757 THRU R1004 781;  
: R1004 783 THRU R1004 793; R1004 496  
ACREAGE : 30.59 ACRES  
PROPOSED DEVELOPMENT : CHANGE IN CONDITIONS TO REDUCE MINIMUM  
DWELLING SIZE  
UNITS : 100 UNITS  
COMMISSION DISTRICT : (4) HEARD  
DEPARTMENT RECOMMENDATION : **DENIAL**

F. AUDIENCE COMMENTS

G. COMMITTEE REPORTS

H. COMMENTS BY STAFF AND PLANNING COMMISSION

I. ADJOURNMENT



gwinnettcountry

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

**TUESDAY, JANUARY 18, 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

C. OLD BUSINESS - TABLED CASES FROM PREVIOUS MEETINGS

I. CASE NUMBER	: <b>RZC2010-00019</b>
APPLICANT	:GEORGE P. FLANNIGAN
CONTACT	:MICHAEL L. SULLIVAN
PHONE NUMBER	:770.822.0900
ZONING CHANGE	:RA-200 TO C-2
LOCATION	:4200 BLOCK OF BRASELTON HIGHWAY :2000 BLOCK OF HOLMAN ROAD
MAP NUMBER	:R63003 040 & R3003 377
ACREAGE	:3.89 ACRES
PROPOSED DEVELOPMENT	:COMMERCIAL/RETAIL USES (REDUCTION IN BUFFERS)
SQUARE FEET	:17,385 SQUARE FEET
COMMISSION DISTRICT	:(4) HEARD
DEPARTMENT RECOMMENDATION	: <b>APPROVAL WITH CONDITIONS</b>

2. CASE NUMBER	: <b>RZC2010-00020</b>
APPLICANT	:GEORGE P. FLANNIGAN
CONTACT	:MICHAEL L. SULLIVAN
PHONE NUMBER	:770.822.0900
ZONING CHANGE	:RA-200 TO C-1
LOCATION	:2900 BLOCK OF BRASELTON HIGHWAY :2300 BLOCK OF SOUTH PUCKETTS MILL ROAD
MAP NUMBER	:R7099 001
ACREAGE	:4.64 ACRES
PROPOSED DEVELOPMENT	:DAYCARE CENTER
SQUARE FEET	:18,000 SQUARE FEET
COMMISSION DISTRICT	:(4) HEARD
DEPARTMENT RECOMMENDATION	: <b>DENIAL</b>

3. CASE NUMBER :**SUP2010-00061**  
APPLICANT :THE DACULA CONGREGATION OF  
JEHOVAH'S WITNESSES  
CONTACT :STANLEY J. PIPKIN  
PHONE NUMBER :678.429.0054  
ZONING :RA-200  
LOCATION :1500 BLOCK OF ACE McMILLIAN ROAD  
MAP NUMBER :R5280 002  
ACREAGE :9.67 ACRES  
PROPOSED DEVELOPMENT :CHURCH (REDUCTION IN BUFFERS)  
SQUARE FEET :5,000 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU  
DEPARTMENT RECOMMENDATION : **DENIAL**

4. CASE NUMBER :**SUP2010-00063**  
APPLICANT :RANDY WEST  
CONTACT :MICHAEL L. SULLIVAN  
PHONE NUMBER :770.822.0900  
ZONING :RA-200  
LOCATION :3100 BLOCK OF HAMILTON MILL ROAD  
MAP NUMBER :R1001 007A  
ACREAGE :3.67 ACRES  
PROPOSED DEVELOPMENT :SPECIAL EVENTS FACILITY  
SQUARE FEET :2,534 SQUARE FEET  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

5. CASE NUMBER :**SUP2010-00064**  
APPLICANT :JOSEPH BARILLARI  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :M-2  
LOCATION :2700 BLOCK OF SIMPSON CIRCLE  
MAP NUMBER :R6258 252  
ACREAGE :2.3 ACRES  
PROPOSED DEVELOPMENT :METAL SALVAGE OPERATION  
SQUARE FEET :5,000 SQUARE FEET  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION : **DENIAL**

D. NEW BUSINESS

1. CASE NUMBER :**SUP2011-00001**  
APPLICANT :KRIS STONE  
CONTACT :KRIS STONE  
PHONE NUMBER :678.225.0094  
ZONING :C-2  
LOCATION :1800 BLOCK OF LAWRENCEVILLE HIGHWAY  
MAP NUMBER :R5050 132  
ACREAGE :0.99 ACRE  
PROPOSED DEVELOPMENT :OUTDOOR STORAGE  
COMMISSION DISTRICT :(4) HEARD  
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
  
2. CASE NUMBER :**SUP2011-00002**  
APPLICANT :WAYNE D. EDWARDS  
CONTACT :WAYNE D. EDWARDS  
PHONE NUMBER :678.442.8123  
ZONING :R-100  
LOCATION :1900 BLOCK OF TRACK COURT  
MAP NUMBER :R5296A009  
ACREAGE :0.71 ACRE  
PROPOSED DEVELOPMENT :METAL BUILDING GREATER THAN 550 SQ. FT.  
SQUARE FEET :1,200 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
  
3. CASE NUMBER :**SUP2011-00003**  
APPLICANT :AUTO CASH  
CONTACT :MITCH PEEVY  
PHONE NUMBER :770.614.6511  
ZONING :C-2  
LOCATION :4100 BLOCK OF STONE MOUNTAIN HIGHWAY  
MAP NUMBER :R6054 017  
ACREAGE :0.44 ACRE  
PROPOSED DEVELOPMENT :TITLE LOAN FACILITY  
SQUARE FEET :1,760 SQUARE FEET  
COMMISSION DISTRICT :(3) BEAUDREAU  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**

4. CASE NUMBER :**SUP2011-00004**  
APPLICANT :INOR F. GRIFFIN-HAWKINS  
CONTACT :INOR F. GRIFFIN-HAWKINS  
PHONE NUMBER :678.580.2536  
ZONING :R-100  
LOCATION :5000 BLOCK OF WYCLIFFE DRIVE  
:3000 BLOCK OF DESHONG DRIVE  
MAP NUMBER :R6026 021  
ACREAGE :0.45 ACRE  
PROPOSED DEVELOPMENT :HOME OCCUPATION (GROUP DAYCARE)  
COMMISSION DISTRICT :(3) BEAUDREAU  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**SUP2011-00006**  
APPLICANT :JUSTIN PARK  
CONTACT :JUSTIN PARK  
PHONE NUMBER :404.944.9614  
ZONING :O-1  
LOCATION :2300 BLOCK OF MEADOW CHURCH WAY  
MAP NUMBER :R7117 025  
ACREAGE :10.28 ACRES  
PROPOSED DEVELOPMENT :PERSONAL CARE HOME (CONGREGATE)  
SQUARE FEET :41,000 SQUARE FEET  
COMMISSION DISTRICT :(1) LASSETER  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**
6. CASE NUMBER :**SUP2011-00008**  
APPLICANT :CENTER POINT ENGINEERING  
CONTACT :RICHARD SMITH  
PHONE NUMBER :404.694.0424  
ZONING :M-1  
LOCATION :4500 - 4600 BLOCK OF BUFORD HIGHWAY  
MAP NUMBER :R6258 032A & R6258 036  
ACREAGE :6.63 ACRES  
PROPOSED DEVELOPMENT :TRUCK RENTAL/LEASING  
COMMISSION DISTRICT :(2) HOWARD  
DEPARTMENT RECOMMENDATION : **APPROVAL WITH CONDITIONS**



- E. AMENDMENT TO THE 1985 ZONING RESOLUTION
  - I. **ZRA2011-00001** - AN ORDINANCE TO AMEND THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY, ARTICLE III DEFINITIONS AND ARTICLE XIII USE PROVISIONS, SECTION 1308. C-2 GENERAL BUSINESS DISTRICT AND SECTION 1308A. C-3 HIGHWAY BUSINESS DISTRICT, TO PROVIDE APPROPRIATE ZONING REGULATIONS FOR PRECIOUS METALS DEALERS IN UNINCORPORATED GWINNETT COUNTY.
- F. AUDIENCE COMMENTS
- G. COMMITTEE REPORTS
- H. COMMENTS BY STAFF AND PLANNING COMMISSION
- I. ADJOURNMENT