

**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION****PUBLIC HEARING AGENDA****GWINNETT JUSTICE AND ADMINISTRATION CENTER
WEDNESDAY, APRIL 14, 2021 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 770.822.8165.

- A. CALL TO ORDER, INVOCATION, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
- D. ANNOUNCEMENTS
- E. **NEW BUSINESS**

- 1. CASE NUMBER: **CIC2021-00009**
APPLICANT: MS & DALE MABRY, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING: RA-200
LOCATION: 1800 BLOCK OF ROCKBRIDGE ROAD
1800 BLOCK OF POUNDS ROAD
MAP NUMBER: R6060 016
ACREAGE: 5.82 ACRES
PROPOSED DEVELOPMENT: CHANGE IN CONDITIONS OF ZONING (BUFFER REDUCTION)
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

2. CASE NUMBER: **SUP2021-00021**
APPLICANT: HI-HOPE SERVICE CENTER, INC.
CONTACT: SUSAN BOLAND BUTTS
PHONE NUMBER: 404.431.7723
ZONING: R-100
LOCATION: 3300 BLOCK OF SKYLAND DRIVE
MAP NUMBER: R5062 010
ACREAGE: 2.53 ACRES
SQUARE FEET: 2,624 SQUARE FEET
PROPOSED DEVELOPMENT: COMMUNITY LIVING ARRANGEMENT
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
3. CASE NUMBER: **SUP2021-00022**
APPLICANT: ROCKBRIDGE SELF STORAGE, LLC
CONTACT: BRENT THOMAS
PHONE NUMBER: 770.416.7511
ZONING: C-2
LOCATION: 5300 BLOCK OF STONE MOUNTAIN HIGHWAY
1900 BLOCK OF ROCKBRIDGE ROAD
MAP NUMBER: R6060 009
ACREAGE: 1.08 ACRES
SQUARE FEET: 98,400 SQUARE FEET
PROPOSED DEVELOPMENT: SELF STORAGE FACILITY (CLIMATE CONTROLLED)
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **DENIAL**
4. CASE NUMBER: **RZM2021-00009**
APPLICANT: RICH-WEST PROPERTIES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: C-2 TO R-TH
LOCATION: 3000 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBERS: R6153 067, 067A & 096
ACREAGE: 6.39 ACRES
UNITS: 40 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **DENIAL**

5. CASE NUMBER: **RZM2021-00010**
APPLICANT: WALKER ANDERSON HOMES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: C-2 & R-TH TO R-TH
LOCATION: 1500 BLOCK OF MONFORT ROAD
1400 BLOCK OF LAWRENCEVILLE HIGHWAY
MAP NUMBERS: R5082 007 & 178
ACREAGE: 22.43 ACRES
UNITS: 112 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **DENIAL**
6. CASE NUMBER: **RZM2021-00011**
APPLICANT: THE NETT CHURCH WORKS, INC.
CONTACT: NORA COLMENARES
PHONE NUMBER: 770.923.1403
ZONING CHANGE: O-I TO RM-24
LOCATION: 5300 BLOCK OF JIMMY CARTER BOULEVARD
MAP NUMBER: R6195 033
ACREAGE: 3.6 ACRES
UNITS: 64 UNITS
PROPOSED DEVELOPMENT: APARTMENTS
COMMISSION DISTRICT: (2) KU
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
7. CASE NUMBER: **RZM2021-00012**
APPLICANT: SENIOR DESIGN GROUP, LLC
CONTACT: MELODY A. GLOUTON, ESQ.
PHONE NUMBER: 770.822.0900
ZONING CHANGE: R-100 TO R-TH
LOCATION: 3800 BLOCK OF CENTERVILLE HIGHWAY
3800-4100 BLOCKS OF EGYPT ROAD
MAP NUMBER: R6013 014
ACREAGE: 6.19 ACRES
UNITS: 48 UNITS
PROPOSED DEVELOPMENT: TOWNHOUSES (BUFFER REDUCTION)
COMMISSION DISTRICT: (3) WATKINS
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**
8. CASE NUMBER: **RZR2021-00010**
APPLICANT: RICARDO PERAZZA
PHONE NUMBER: 770.335.4124
ZONING CHANGE: R-100 TO R-75
LOCATION: 1500 BLOCK OF MCKENDREE CHURCH ROAD
MAP NUMBER: R7071 005
ACREAGE: 5.28 ACRES
UNITS: 9 UNITS
PROPOSED DEVELOPMENT: SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Planning Commission Agenda

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9. CASE NUMBER: **RZR2021-00011**
APPLICANT: O'DWYER PROPERTIES, LLC
CONTACT: SHANE LANHAM
PHONE NUMBER: 770.232.0000
ZONING CHANGE: R-SR TO TND
LOCATION: 4200 BLOCK OF THOMPSON MILL ROAD
3100 BLOCK OF NORTH BOGAN ROAD
MAP NUMBERS: R7264 024, 025, 027, 053, 055 & 303
ACREAGE: 27.75 ACRES
UNITS: 97 UNITS
PROPOSED DEVELOPMENT: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT: (4) FOSQUE
DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

F. AUDIENCE COMMENTS

G. COMMITTEE REPORTS

H. COMMENTS BY STAFF AND PLANNING COMMISSION

I. ADJOURNMENT