

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



**MUNICIPAL-GWINNETT COUNTY
PLANNING COMMISSION**

PUBLIC HEARING AGENDA

**GWINNETT JUSTICE AND ADMINISTRATION CENTER
WEDNESDAY, MARCH 2, 2016 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. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES (JANUARY 5, 2016 MEETING)
- E. ANNOUNCEMENTS
- F. OLD BUSINESS

- I. CASE NUMBER :**SUP2015-00026**
- APPLICANT :DEVELOPMENT PLANNING & ENGINEERING
- CONTACT :TONYA WOODS
- PHONE NUMBER :770.271.2868
- ZONING :C-2 & M-1
- LOCATION :1600 BLOCK OF BOGGS ROAD
- :2500 BLOCK OF BRECKINRIDGE BOULEVARD
- MAP NUMBERS :R7076 002 & 029
- ACREAGE :5.11 ACRES
- PROPOSED DEVELOPMENT :HEAVY TRUCK AND TRAILER STORAGE LOT
(REDUCTION IN BUFFERS)
- COMMISSION DISTRICT :(1) BROOKS
- DEPARTMENT RECOMMENDATION :**DENIAL**

gwinnettcountry

2. CASE NUMBER :**RZC2016-00001**
APPLICANT :SOFRAN PARTNERS, LLC
CONTACT :ROBBY BOGGS
PHONE NUMBER :770.351.9300 EXT. 1
ZONING CHANGE :R-100 TO C-2
LOCATION :900-1000 BLOCKS OF MARTINS CHAPEL ROAD
:900 BLOCK OF BRAMLETT SHOALS CONNECTOR
:1600 BLOCK OF SUGARLOAF PARKWAY

MAP NUMBERS :R5235 001 & R5214 030
ACREAGE :35.34 ACRES
SQUARE FEET :160,031 SQUARE FEET
PROPOSED DEVELOPMENT :GROCERY STORE & SHOPPING CENTER
(REDUCTION IN BUFFERS)

COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
3. CASE NUMBER :**RZC2016-00004**
APPLICANT :ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
CONTACT :MARIAN ADEIMY
PHONE NUMBER :678.518.6855
ZONING CHANGE :C-3 TO M-1
LOCATION :1700 BLOCK OF JEURGENS COURT
:5300 BLOCK OF GOSHEN SPRINGS ROAD

MAP NUMBER :R6198 055
ACREAGE :23.55 ACRES
SQUARE FEET :132,381 SQUARE FEET
PROPOSED DEVELOPMENT :MAINTENANCE SHOP (RENTAL FLEET)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**SUP2016-00010**
APPLICANT :ENTERPRISE LEASING COMPANY OF GEORGIA, LLC
CONTACT :MARIAN ADEIMY
PHONE NUMBER :678.518.6855
ZONING CHANGE :M-1 (PROPOSED)
LOCATION :1700 BLOCK OF JEURGENS COURT
:5300 BLOCK OF GOSHEN SPRINGS ROAD

MAP NUMBER :R6198 055
ACREAGE :23.55 ACRES
PROPOSED DEVELOPMENT :MAINTENANCE SHOP (RENTAL FLEET)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

5. CASE NUMBER :**SUP2016-00011**
APPLICANT :INGRAM INVESTMENTS, INC.
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :C-2
LOCATION :1500 BLOCK OF LAWRENCEVILLE HIGHWAY
:4100 BLOCK OF SUGARLOAF PARKWAY
MAP NUMBER :R5079 114
ACREAGE :1.52 ACRES
SQUARE FEET :9,800 SQUARE FEET
PROPOSED DEVELOPMENT :FIREWORKS SALES
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

G. NEW BUSINESS

1. CASE NUMBER :**RZC2016-00006**
APPLICANT :KEITH D. LAWRENCE
CONTACT :KEITH D. LAWRENCE OR VICKI DAVIS
PHONE NUMBER :678.898.9581 OR 678.570.5474
ZONING CHANGE :R-100 TO C-2
LOCATION :1800 BLOCK OF POUNDS ROAD
MAP NUMBER :R6077 006F
ACREAGE :5.59 ACRES
SQUARE FEET :9,700 SQUARE FEET
PROPOSED DEVELOPMENT :RECREATIONAL FACILITY (GYM)
(REDUCTION IN BUFFERS)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

2. CASE NUMBER :**SUP2016-00020**
APPLICANT :KEITH D. LAWRENCE
CONTACT :KEITH D. LAWRENCE OR VICKI DAVIS
PHONE NUMBER :678.898.9581 OR 678.570.5474
ZONING CHANGE :C-2 (PROPOSED)
LOCATION :1800 BLOCK OF POUNDS ROAD
MAP NUMBER :R6077 006F
ACREAGE :5.59 ACRES
SQUARE FEET :9,700 SQUARE FEET
PROPOSED DEVELOPMENT :RECREATION FACILITY (OUTDOOR)
COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**DENIAL**

3. CASE NUMBER :**RZC2016-00007**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :M-1 & R-100 TO O-1
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE

MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT LIVING)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
4. CASE NUMBER :**SUP2016-00017**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :O-1 (PROPOSED)
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE

MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :RETIREMENT COMMUNITY (INDEPENDENT LIVING)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
5. CASE NUMBER :**SUP2016-00021**
APPLICANT :JBW INVESTMENTS, LLC
CONTACT :ERIC JOHANSEN
PHONE NUMBER :678.571.4843
ZONING CHANGE :O-1 (PROPOSED)
LOCATION :1700 BLOCK OF PLUNKETTS ROAD
:3700 BLOCK OF BLUE RIDGE DRIVE

MAP NUMBERS :R7218 004 & 053
ACREAGE :5.92 ACRES
UNITS :200 UNITS
PROPOSED DEVELOPMENT :HEIGHT INCREASE TO FOUR STORIES
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

6. CASE NUMBER :**RZR2016-00003**
APPLICANT :CHARLES ALFORD
PHONE NUMBER :770.921.2969
ZONING CHANGE :R-100 TO R-60
LOCATION :500 BLOCK OF BETHESDA SCHOOL ROAD
:2800 BLOCK OF SADDLETOP WAY
MAP NUMBERS :R5016 010 & 189
ACREAGE :10.20 ACRES
UNITS :37 UNITS
PROPOSED DEVELOPMENT :SINGLE-FAMILY SUBDIVISION
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
7. CASE NUMBER :**RZR2016-00004**
APPLICANT :TAYLOR MORRISON OF GEORGIA, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-75 TO TND
LOCATION :2800 BLOCK OF WOODRUFF DRIVE
MAP NUMBER :R6261 039
ACREAGE :0.60 ACRE
PROPOSED DEVELOPMENT :TRADITIONAL NEIGHBORHOOD DEVELOPMENT
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
8. CASE NUMBER :**CIC2016-00008**
APPLICANT :TAYLOR MORRISON OF GEORGIA, LLC
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :C-2
LOCATION :2800-2900 BLOCK OF PLEASANT HILL ROAD
:3700 BLOCK OF WOODBERRY DRIVE
:2800-2900BLOCK OFD PINEVIEW STREET
:3600-3700 BLOCK OF SUNSET STREET
:2800-2900 BLOCK OF WOODSTAR COURT
:2800 BLOCK OF WOODRUFF DRIVE
MAP NUMBERS :R6261 001, 001A, 001B, 006, 008, 012, 037, 039, 040 &
R6261A023, 024, 025A, 026, 030, 034, 038, 042, 066, 078, 084,
086
ACREAGE :24.40 ACRES
UNITS :64 DETACHED HOMES
:88 TOWNHOMES
SQUARE FEET :20,000 SQUARE FEET (RETAIL)
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REVISE LAYOUT
AND INCREASE DENSITY
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

9. CASE NUMBER :**CIC2016-00005**
APPLICANT :AMAZING LUXURY CARS
CONTACT :ALEX ROMAN
PHONE NUMBER :404.578.3448
ZONING CHANGE :C-2
LOCATION :3500 BLOCK OF STONE MOUNTAIN HIGHWAY
:2100 BLOCK OF PARKWOOD ROAD
MAP NUMBER :R6052 001
ACREAGE :2.48 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW AUTOMOBILE
SERVICE
COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
10. CASE NUMBER :**CIC2016-00006**
APPLICANT :QUIKTRIP CORPORATION
CONTACT :JESSICA GLAVAS
PHONE NUMBER :918.615.7804
ZONING CHANGE :C-2
LOCATION :2500 BLOCK OF SATELLITE BOULEVARD
:2000 BLOCK OF BOGGS ROAD
MAP NUMBER :R7079 025
ACREAGE :2.26 ACRES
SQUARE FEET :5,773 SQUARE FEET
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALTER LANDSCAPE
STRIP, LIGHTING, ARCHITECTURAL TREATMENTS,
SIGNAGE AND PARKING SPACE REQUIREMENTS
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
11. CASE NUMBER :**CIC2016-00007**
APPLICANT :MERITAGE HOMES
CONTACT :MITCH PEEVY
PHONE NUMBER :770.614.6511
ZONING CHANGE :R-ZT
LOCATION :900 BLOCK OF RIVERSIDE ROAD
:5700 BLOCK OF AUSTIN GARNER ROAD
MAP NUMBERS :R7337 013, 014 & 023
ACREAGE :15.95 ACRES
UNITS :64 UNITS
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO ALLOW ENTRANCE
ONTO AUSTIN GARNER ROAD
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

12. CASE NUMBER :**CIC2016-00009**
APPLICANT :MELIANN ENTERPRISE, INC.
CONTACT :PRASERT PUNKATTALEE
PHONE NUMBER :678.571.5527
ZONING CHANGE :M-1
LOCATION :200 BLOCK OF CENTER PLACE
MAP NUMBER :R6195 196
ACREAGE :1.81 ACRES
PROPOSED DEVELOPMENT :CHANGE IN CONDITIONS TO REMOVE OUTDOOR
STORAGE RESTRICTION

COMMISSION DISTRICT :(2) HOWARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
13. CASE NUMBER :**CIC2016-00010**
APPLICANT :MAHAFFEY, PICKENS, TUCKER, LLP
CONTACT :SHANE LANHAM
PHONE NUMBER :770.232.0000
ZONING CHANGE :R-ZT
LOCATION :2200 BLOCK OF CEDARS ROAD
:1100-1200 BLOCK OF PROGRESS INDUSTRIAL BLVD.
:900 BLOCK OF PROGRESS COURT
MAP NUMBERS :R7015 097, 111, 112, 114 THRU 143 & 145 THRU 156
ACREAGE :19.57 ACRES
UNITS :94 UNITS
PROPOSAL :CHANGE IN CONDITIONS TO MODIFY FOUR-SIDED
BRICK, STACKED STONE OR STUCCO REQUIREMENT

COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**DENIAL**
14. CASE NUMBER :**CIC2016-00011**
APPLICANT :GC-RELIANT HOMES, LLC
CONTACT :JOE GOODMAN
PHONE NUMBER :770.883.5609
ZONING CHANGE :R-100 MODIFIED
LOCATION :2600 BLOCK OF BERRY HALL ROAD
MAP NUMBERS :R5344 015 & 083 THRU 154
ACREAGE :60.15 ACRES
UNITS :125 UNITS
PROPOSAL :CHANGE IN CONDITIONS OF ZONING TO
REVISE ARCHITECTURAL REQUIREMENTS AND
REDUCE SETBACKS AND BUFFERS

COMMISSION DISTRICT :(3) HUNTER
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**

15. CASE NUMBER :**SUP2016-00013**
APPLICANT :ERNESTO CARDENAS
PHONE NUMBER :678.896.5901
ZONING CHANGE :M-1
LOCATION :900 BLOCK OF BUFORD DRIVE
MAP NUMBER :R7028 005
ACREAGE :2.01 ACRES
SQUARE FEET :9,700 SQUARE FEET
PROPOSED DEVELOPMENT :TRUCK REPAIR SHOP
COMMISSION DISTRICT :(4) HEARD
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
16. CASE NUMBER :**SUP2016-00014 (ADMINISTRATIVELY WITHDRAWN)**
17. CASE NUMBER :**SUP2016-00015 (WITHDRAWN)**
18. CASE NUMBER :**SUP2016-00016**
APPLICANT :NATASHA ALSTON
PHONE NUMBER :678.595.4838
ZONING CHANGE :R-75
LOCATION :4200 BLOCK OF OLD NORCROSS ROAD
MAP NUMBER :R6238 010
ACREAGE :0.77 ACRE
PROPOSED DEVELOPMENT :HOME OCCUPATION (HAIR SALON) (RENEWAL)
COMMISSION DISTRICT :(1) BROOKS
DEPARTMENT RECOMMENDATION :**APPROVAL WITH CONDITIONS**
19. CASE NUMBER :**SUP2016-00018 (ADMINISTRATIVELY WITHDRAWN)**

H. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

UDO A2016-00002 - AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY, TITLE 2: LAND USE AND ZONING, AND THE APPENDIX, TO CREATE A NEW OVERLAY ZONING DISTRICT TO BE ENTITLED: VENTURE DRIVE REDEVELOPMENT OVERLAY DISTRICT, TO REVISE EXISTING SECTIONS OF THE ORDINANCE TO ACCOMMODATE THE NEW OVERLAY DISTRICT, AND TO ADOPT THE OFFICIAL VENTURE DRIVE REDEVELOPMENT OVERLAY DISTRICT MAP.

I. AMEND OFFICIAL ZONING MAP INCORPORATING VENTURE DRIVE OVERLAY

GWINNETT COUNTY SEEKS TO AMEND ITS OFFICIAL ZONING MAP TO REFLECT THE GEOGRAPHIC BOUNDARIES OF THE VENTURE DRIVE REDEVELOPMENT OVERLAY ZONING DISTRICT, APPLYING THE OVERLAY ZONING TO PROPERTIES BOUNDED BY PLEASANT HILL ROAD, SATELLITE BOULEVARD, STEVE REYNOLDS BOULEVARD AND INTERSTATE 85. THESE PROPERTIES ARE PRESENTLY ZONED C-2, O-1 AND RM-24. EACH AFFECTED PARCEL WILL BE REZONED TO RETAIN ITS PRESENT ZONING CLASSIFICATION, PLUS THE ADDITION OF THE REDEVELOPMENT OVERLAY DISTRICT DESIGNATION.

J. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT

UDO2016-00003- AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE OF GWINNETT COUNTY; TITLE 1: ADMINISTRATION AND TITLE 2: LAND USE AND ZONING TO PROVIDE NEW OR REVISED REQUIREMENTS FOR DONATION DROP BOXES.

K. ALTERNATE ARCHITECTURAL DESIGN

NEXTRAN ATLANTA, 1735 BRECKINRIDGE PLAZA, PARCEL 7076 019, ZONED M-2 - PLANNING COMMISSION REVIEW OF ALTERNATE BUILDING ELEVATIONS FROM ARCHITECTURAL DESIGN STANDARDS COLOR AND FINISH (UDO APPENDIX SECTION I, SECTION 9.0.0 THROUGH AUTHORIZATION BY UDO APPENDIX SECTION I, SECTION 3.0.0 DIRECTOR'S REVIEW)

L. AUDIENCE COMMENTS

M. COMMITTEE REPORTS

N. COMMENTS BY STAFF AND PLANNING COMMISSION

O. ADJOURNMENT