

DRAFT PRELIMINARY AGENDA - SUBJECT TO CHANGE

CASES SCHEDULED FOR PUBLIC HEARINGS – FEBRUARY 2017

Attached are site plans, locations maps, and letters of intent for Rezoning and Special Use Permit applications pending action by the Gwinnett County Board of Commissioners and the Gwinnett County Planning Commission

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZC2017-00006
ZONING CHANGE	:R-100 TO C-2
LOCATION	:1700 BLOCK OF NORTH BROWN ROAD
MAP NUMBER	:R7114 175
ACREAGE	:4.43 ACRES
SQUARE FEET	:76,299 SQUARE FEET
PROPOSED DEVELOPMENT	:HOTEL (BUFFER REDUCTION)
COMMISSION DISTRICT	:(1) BROOKS

FUTURE DEVELOPMENT MAP:

APPLICANT: PEACHTREE HOTEL GROUP, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: MARY VIRGINIA MIMMS
215 SAVANNA ESTATES COURT
CANTON, GA 30115

DEPARTMENT RECOMMENDATION:

PROJECT DATA:

ZONING HISTORY:

GROUNDWATER RECHARGE AREA:

WETLANDS INVENTORY:

OPEN SPACE AND GREENWAY MASTER PLAN:

DEVELOPMENT REVIEW SECTION COMMENTS:

STORMWATER REVIEW SECTION COMMENTS:

GWINNETT COUNTY DEPARTMENT OF TRANSPORTATION COMMENTS:

GWINNETT COUNTY ENVIRONMENTAL HEALTH COMMENTS

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES COMMENTS:

BUILDING CONSTRUCTION SECTION COMMENTS:

GWINNETT COUNTY FIRE SERVICES COMMENTS:

DEPARTMENT ANALYSIS:



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Christopher D. Holbrook
Joshua P. Johnson

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR
REZONING APPLICATION OF PEACHTREE HOTEL GROUP, LLC**

The Applicant, Peachtree Hotel Group, LLC, submits this Rezoning Application for the purpose of rezoning to the C-2 zoning classification an approximately 4.43 acre tract (the "Property") located on North Brown Road near its intersection with Sugarloaf Parkway. The Property is currently zoned R-100.

The use and development of the Property as R-100 is not economically feasible and is not the highest and best use of the Property. It would be impossible to develop and market the Property for use consistent with the R-100 zoning in light of its location immediately adjacent to an expanding commercial corridor at a major intersection. The development of the Property as a C-2 development under the guidelines of Gwinnett County is appropriate for the subject tract and is consistent with the surrounding property. The Applicant intends to develop the Property as a limited service, all-suite hotel within the Hilton family of hotels.

Applicant also requests a buffer reduction to zero feet along the along the common property lines (southerly and westerly boundaries) with property owned by Gwinnett County (parcel number 7115 008A) and submits herewith a site plan reflecting the areas which are the subject of this buffer reduction request.

The development of the Property in accordance with a C-2 designation provides the appropriate type of zoning within the Sugarloaf Parkway and North Brown Road commercial corridors. The proposed use is consistent with the intent of the zoning ordinance for C-2 use.

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022
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www.mptlawfirm.com

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Planning & Development

RZC '17 00 6

The requested rezoning will have no adverse impact on the current or contemplated uses of nearby or surrounding properties.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for Applicant

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PHILLIPS
architects + engineers

7/20/14/15



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



SIDE ELEVATION
SCALE: 1/8" = 1'-0"

DATE: 12/15/15
DESCRIPTION:

THE PROJECT IS THE PROPERTY OF THE CLIENT. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PHILLIPS ARCHITECTS + ENGINEERS.



PROPOSAL VERSION 02 MAY 2015

4 STORY 150,000 SQ FT
CENTER ENTRY
W/ EXTERIOR PUDO

N BROWN ROAD
LAWRENCEVILLE,
GEORGIA

PEACHTREE HOTEL
GROUP

2700 PERIMETER PLAZA
800 OLIVERVILLE DRIVE, SUITE 400
ATLANTA, GA 30328

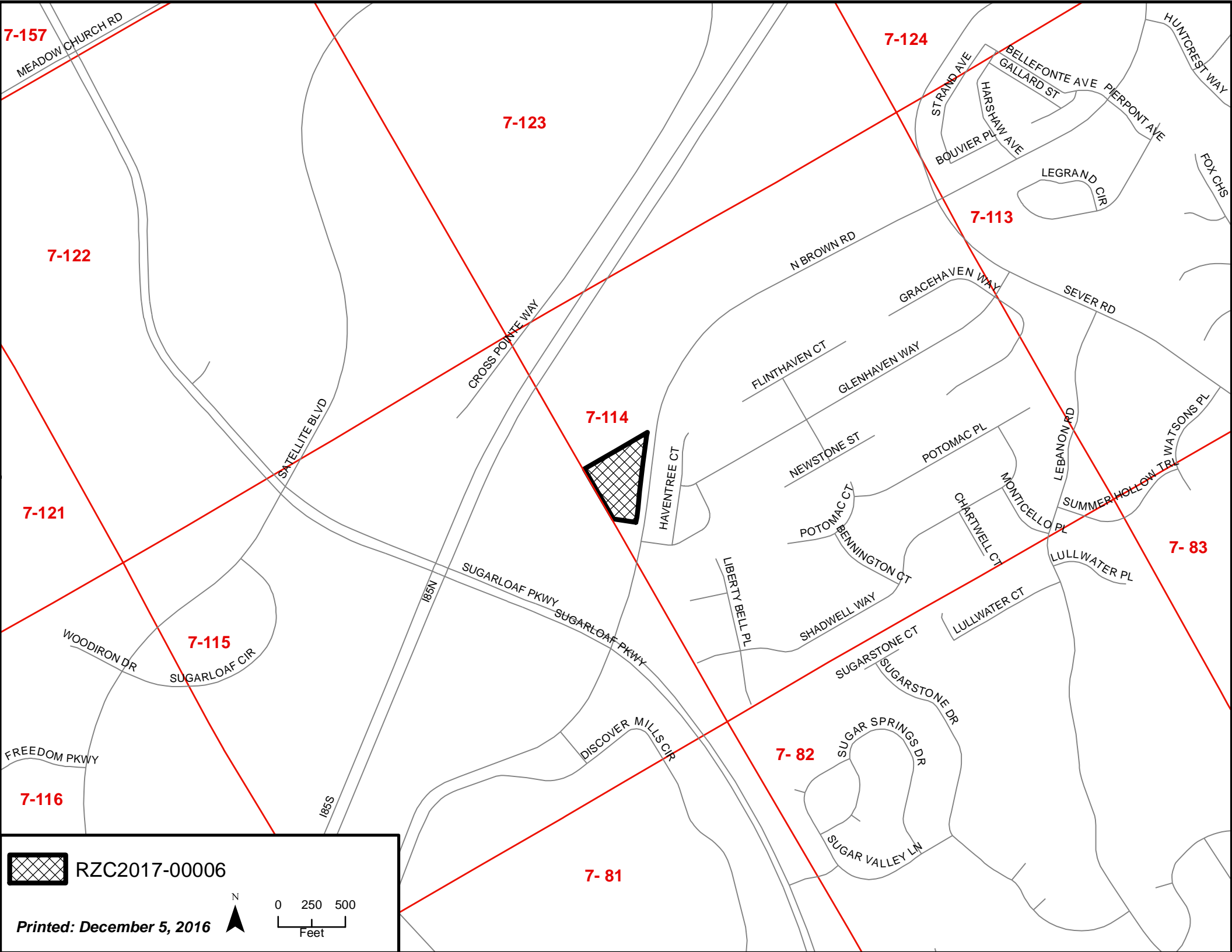
DATE PLOTTED	12/15/15
DATE CHECKED	12/15/15
DATE PRINTED	12/15/15
SCALE	AS SHOWN

EXTERIOR ELEVATIONS

A-4.1

THE PHILLIPS ARCHITECTS + ENGINEERS
1000 PHILLIPS DRIVE, SUITE 1000
ATLANTA, GEORGIA

REVISIONS
Revised December 2, 2015
Planning and Development



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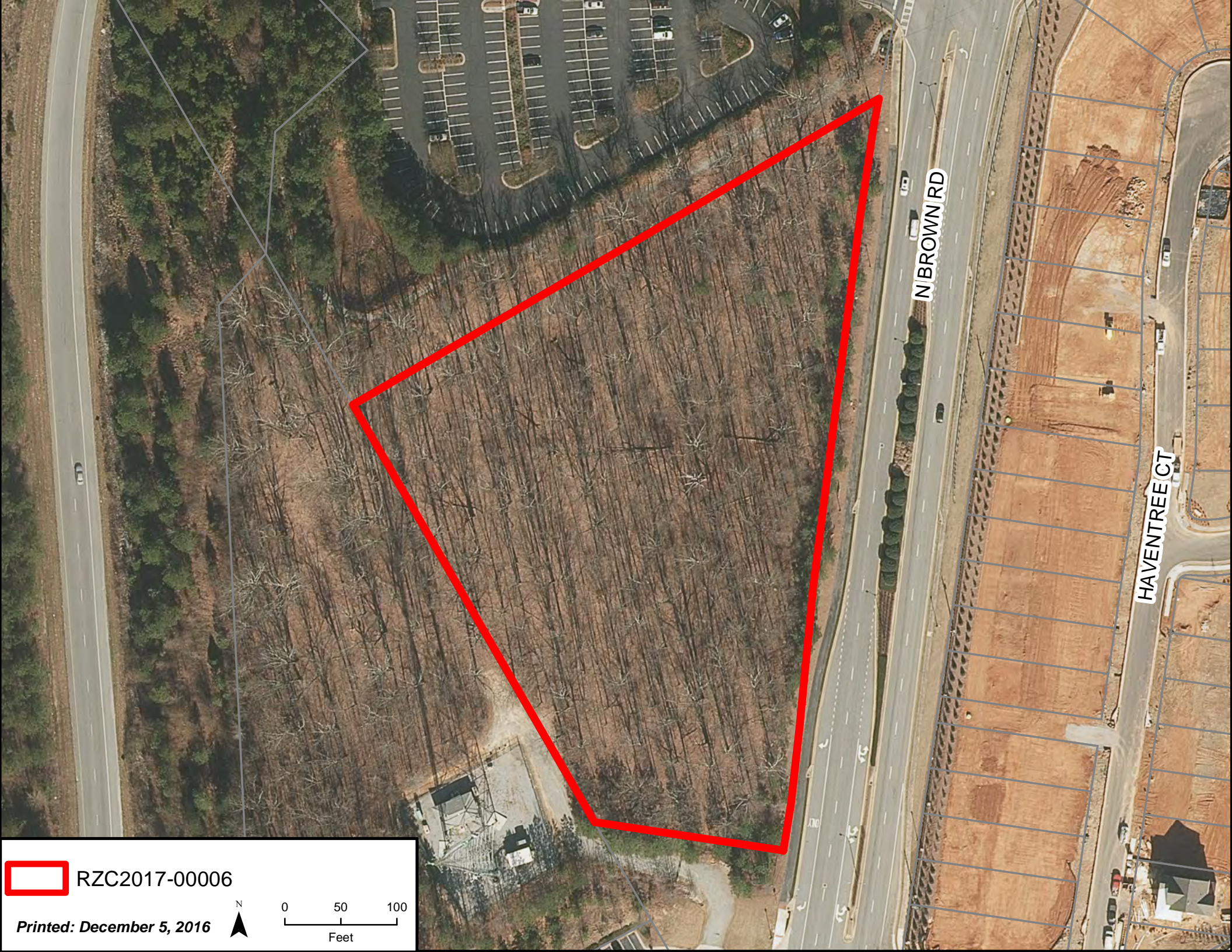
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 RZC2017-00006




0 250 500
Feet

Printed: December 5, 2016




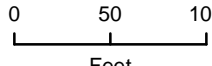
N BROWN RD

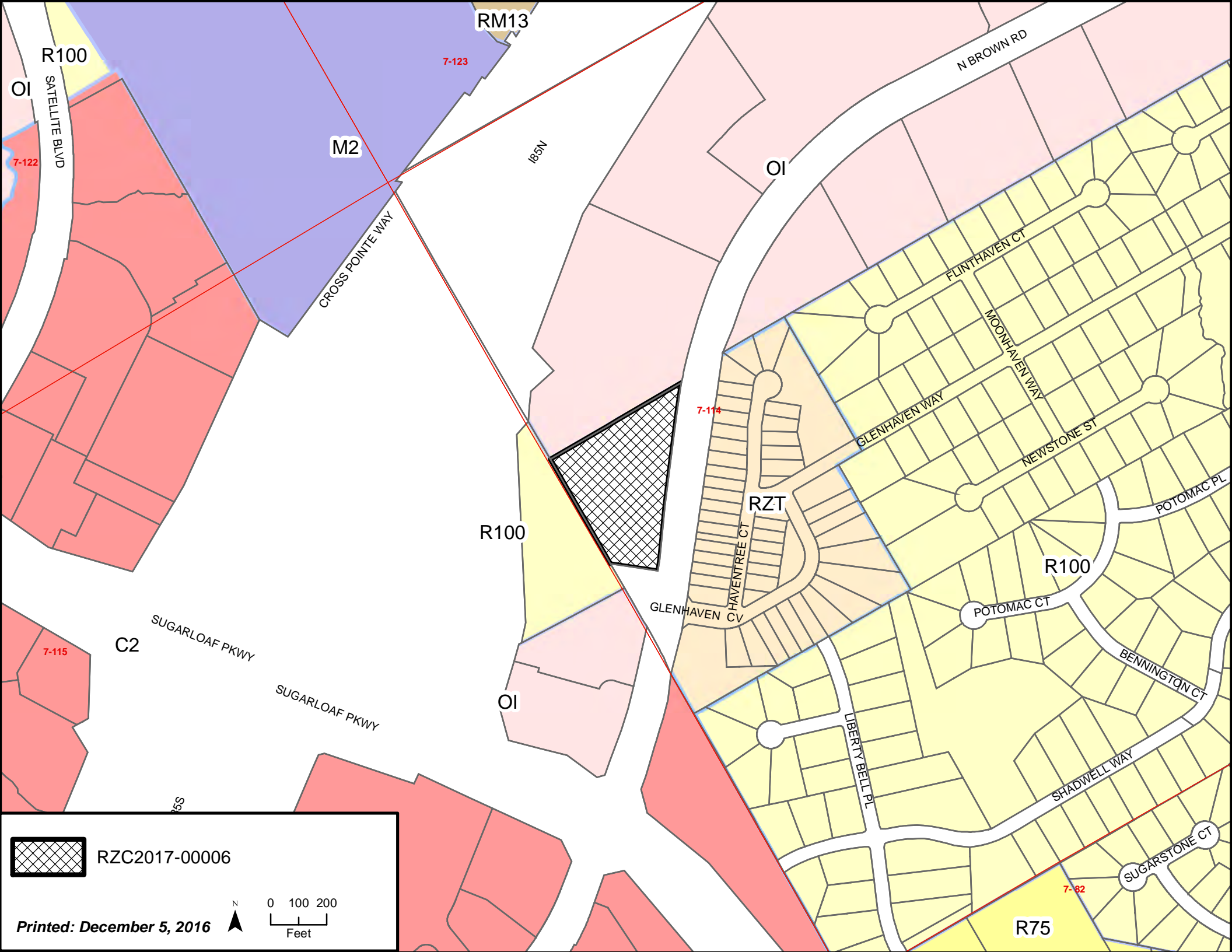
HAVENTREE CT

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 N

 0 50 100
Feet



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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
REZONING ANALYSIS**

CASE NUMBER	: RZC2017-00007
ZONING CHANGE	:O-I TO C-I
LOCATION	:4800 BLOCK OF JIMMY CARTER BOULEVARD :6100 BLOCK OF QUEEN ANNE COURT
MAP NUMBER	:R6169 250
ACREAGE	:0.75 ACRE
SQUARE FEET	:3,400 SQUARE FEET
PROPOSED DEVELOPMENT	:CONVENIENCE STORE (BUFFER REDUCTION)
COMMISSION DISTRICT	:(2) HOWARD

FUTURE DEVELOPMENT MAP:

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1550 N. BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: SM SHAMIM PROPERTIES, LLC
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LAWRENCEVILLE, GA 30043

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