



NO COMMERCIAL REZONING

Phone, E-mail Or Fax Alert

Proposed General Commercial Development on Rockbridge-Annistown Road (RZC-06-00047)

Where, What: ~2.7 acres on Rockbridge-Annistown Rd., across from Ingles entrance. Near Bruster's & the storage facility. A Special Use Application was submitted in order to operate a car wash with oil change and several automotive businesses in a 6-unit strip mall. Plans call for reduced buffers.

***Threat to Property Values:** Builder plans to reduce greenery buffers to 25 feet (the space between the businesses and adjoining homes). Construction includes a car wash and lube business and a 6-unit strip mall: The lighting and noise from tire removal could adversely affect property values. A reduced tree buffer to 25 feet between the adjoining Cherokee Woods and nearby Mossy Creek residences would lower property values and would make Rockbridge-Annistown lose residential appeal.

***Will Set a Precedent for More of the Same.** Currently the land is zoned C-1, light commercial (e.g. nail salon, museum, ice cream parlor, etc). No general 'heavy duty' commercial development (C-2) is adjacent to homes in our area. A 75-foot (greenery) buffer business is required for C-2 zoning. If this buffer change from 75 to 25 feet and zoning from C-1 to C-2 is approved in October, **MORE undesirable commercial development all along Rockbridge-Annistown Road will follow, along with smaller buffers.**

Action Needed Now!

1. Phone, E-mail, or fax all the Planning Commissioners (see back) expressing opposition to this rezoning from light commercial-office use to general commercial for a car wash/lube and strip mall development (C-2 with SUP). Use RZC-06-00047 in your message.
2. Attend Planning Commission Public Hearing at 7:00pm on **Tuesday, October 3** at the Gwinnett Justice & Admin. Center, 75 Langley Dr. in Lawrenceville. The County Commissioners are to vote **Tuesday October 24th** for final approval. (*Wear red please.*)
3. Talk to your neighbors. The only way we can stop this development is by showing up in numbers!

MUNICIPAL-GWINNETT PLANNING COMMISSION

The Gwinnett County Planning Commission is a body of Gwinnett County citizens appointed by the Gwinnett County Board of Commissioners to research, review and make recommendations to the Board of Commissioners on zoning. Two members are appointed by each District Commissioner and the at-large member is appointed by the Commission Chairman. The Municipal-Gwinnett County Planning Commission meets on the second Tuesday of each month to consider rezoning and related Special Use Permit applications and the third Tuesday of the month to consider Special Use Permit and Moved-In-House applications. These meetings are held at 7:00 p.m. in the auditorium at the Gwinnett Justice and Administration Center, 75 Langley Drive, Lawrenceville GA.

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