

Commissioners approve Gwinnett Place CID expansion

Move added \$47 million in property value to the business district

[Want daily summaries and Breaking News alerts?](#)

By [Curt Yeomans](#)
curt.yeomans@gwinnettdaily.com

Tuesday, May 19, 2015
© Copyright 2015 Gwinnett Daily Post

The Gwinnett Place Community Improvement District is expanding its borders and adding new properties.

County commissioners approved a request from the district's board of directors to add several land parcels to the CID. Most of the properties are along Satellite Boulevard and Commerce Avenue, including Hendrick Automotive Group and parts of Satellite Place.

Two parcels are Wells Fargo-owned properties located at the corner of Shackleford Road and Steve Reynolds Boulevard though.

"The Gwinnett Place CID is looking to expand by adding seven parcels," county Planning and Development Director Bryan Lackey told commissioners. "The Gwinnett Place CID board has approved this and the final step in this process is for you to approve it."

The expansion brings \$47.1 million worth of new property into the district, although the taxable value of the combined properties is \$18.8 million. CID officials praised the commission's approval in a statement on Tuesday. It was the third time the district expanded its borders. Previous expansions took place in 2007 and 2014.

The district's executive director, Joe Allen, said it brings the CID's total land value to \$591.5 million. It also brings the number of land parcels located within the district's boundaries up to 240. There are now 178 properties owners in the CID.

"We are excited to welcome our new commercial property owners as members of GPCID," Allen said. "Because of their investment, we can continue to lead the efforts to expedite mobility, quality of life and economic improvement strategies for the benefit of the businesses, employees and guests in Gwinnett's central business district at Gwinnett Place."

Satellite Place owner Zac Gruber said the CID's work to improve the area over the years is why his company, Banyan Street Capital, wanted to bring the office park into the district. The district has an ongoing lighting and pedestrian improvement project taking place on Pleasant Hill Road, was involved in getting the Pleasant Hill overpass at I-85 converted to a diverging diamond interchange and works to collect tons of trash each year.

"We are committed to the area through our investment into Satellite Place and looking forward to working with the board of the Gwinnett Place CID to help invite change and promote the neighborhood," Gruber said.

The list of addresses which were added to the district includes one on Shackleford Road which does not have a street number. The other addresses included:

- 3239 Satellite Blvd.
- 3095 Satellite Blvd.
- 3235 Satellite Blvd. (two parcels which are split between Hendrick Automotive Group and Satellite Place 400)
- 3325 Satellite Blvd.
- 3665 Steve Reynolds Blvd.