

## Board of Commissioners

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Charlotte J. Nash, Chairman  
Shirley Fanning Lasseter, District 1  
Lynette Howard, District 2  
Mike Beaudreau, District 3  
John Heard, District 4



gwinnettcountry

### Public Hearing Minutes Tuesday, April 24, 2012 - 7:00 PM

Present: Nash, Howard, Beaudreau, Heard  
Absent: Lasseter

#### I. Call To Order, Invocation, Pledge to Flag

#### II. Opening Remarks by Chairman

#### III. Approval of Agenda

{Action: Approved Motion: Beaudreau Second: Howard Vote: (4-0) Nash-Yes;  
Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

#### IV. Approval of Minutes: Business Session: April 17, 2012

{Action: Approved Motion: Beaudreau Second:  
Howard Vote: (4-0) Nash-Yes; Lasseter Absent;  
Howard-Yes; Beaudreau-Yes; Heard-Yes}

#### V. Announcements

#### VI. Public Hearing – Old Business

##### I. Planning & Development/Bryan Lackey

**2012-0023 CIC2011-00015**, Applicant: Brand Properties, LLC,  
Owner: Brand Properties, LLC, Change Conditions of Zoning on  
property zoned MUO to Increase Building Height from Four to Five  
Stories and Alter the Mix of Uses, District 7 Land Lot 132 Parcel 024,  
2400 - 2600 Block of Buford Drive, 54.31 Acres. District 4/Heard  
(Tabled on 04/24/2012) (Tabled to 06/26/2012)(Public hearing was not  
held) [Planning Department Recommendation: Approve with  
Conditions][Planning Commission Recommendation: Tabled - Date:  
6/5/2012] {Action: Tabled Motion: Heard Second: Beaudreau Vote: (4-0)  
Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

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**VI. Public Hearing – Old Business**

**I. Planning & Development/Bryan Lackey**

**2012-0024 CIC2011-00017**, Applicant: Marty Orr, Owner: Garland J. Roberts, to Change Conditions of Zoning on Property Zoned MUO to Revise Master Plan and Alter the Mix of Uses, District 7 Land Lot 132 Parcel 001C, District 7 Land Lot 105 Parcel 044, 2400 Block of Buford Drive, 1000 Block of Old Peachtree Road, 19.21 Acres. District 4/Heard (Tabled on 04/24/2012) (Tabled to 06/26/2012)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/5/2012] {Action: Tabled Motion: Heard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2012-0194 SUP2012-00017**, Applicant: Edward Castanuela, Owner: Rosalia Castanuela, for a Special Use Permit in an M-I Zoning District for an Automobile Body Repair Shop, District 6 Land Lot 258 Parcels 040 & 043, 2700 Block of Simpson Circle, 2700 Block of Keystone Court, 1.17 Acres. District 2/Howard (Tabled on 04/24/2012) (Tabled to 05/15/2012)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2012-0195 SUP2012-00018**, Applicant: Edward Castanuela, Owner: Rosalia Castanuela, for a Special Use Permit in an M-I Zoning District for Automobile Service, District 6 Land Lot 258 Parcels 040 & 043, 2700 Block of Simpson Circle, 2700 Block of Keystone Court, 1.17 Acres. District 2/Howard (Tabled on 04/24/2012) (Tabled to 05/15/2012) (Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VI. Old Business**

### **I. Planning & Development/Bryan Lackey**

**2012-0197 SUP2012-00020**, Applicant: Prime Interest Development, Inc., Owner: Frances S. Lindsey Rev. Trust, for a Special Use Permit in an R-100 Zoning District for a Modified Single-Family Subdivision, District 6 Land Lot 300 Parcels 007A, 009 & 449, 4800 Block of Bush Road, 10.1 Acres. District 2/Howard [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2010-1035 RZC2010-00021**, Applicant: Pointebrand, LLC & Pointebrand II, LLC, Owner: Pointebrand, LLC & Pointebrand II, LLC, R-ZT & C-2 to M-1, Office / Warehouse / Distribution, District 7 Land Lot 172 Parcels 001 & 009, 500 - 600 Block of Horizon Drive, 80.27 Acres. District 4/Heard (Tabled on 04/24/2012) (Tabled to 06/26/2012) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/5/2012] {Action: Tabled Motion: Heard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **I. Transportation/Kim Conroy**

**2012-0296 Approval** of incorporation into the Gwinnett County Speed Hump Program Stoneview Acres, M-0706-05, total cost: \$10,670.00. This project is funded by the 2009 SPLOST Program. Subject to approval by the Law Department. District 2/Howard. (Staff Recommendation: Approval) {Action: Approved Motion: Howard Second: Nash Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **2. Change in Conditions**

**2012-0288 CIC2012-00003**, Applicant: Joseph Barillari, Owner: Simpson Circle, LLC, Change in Conditions of Zoning on property zoned M-2 to Allow Salvage Operations on Saturday, District 6 Land Lot 258 Parcel 252, 2700 Block of Simpson Circle, 2.30 Acres. District 2/Howard (Tabled on 04/24/2012) (Tabled to 05/22/2012) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 5/1/2012] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

### **3. Special Use Permit**

**2012-0285 SUP2012-00021**, Applicant: Marioara Emerich, Owner: Marioara Emerich, for a Special Use Permit in an R-100 Zoning District for a Family Personal Care Home, District 7 Land Lot 066 Parcel 006, 300 Block of Russell Road, 2.0 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Heard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2012-0286 SUP2012-00022**, Applicant: Huff Road Business Center, Inc., Owner: Huff Road Business Center, Inc., for a Special Use Permit in an M-1 Zoning District for Automobile Service, District 6 Land Lot 257 Parcel 004, 4900-5000 Blocks of Buford Highway, 2.11 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **3. Special Use Permit**

**2012-0287 SUP2012-00025**, Applicant: Britt and Camp, LLC, Owner: Britt and Camp, LLC, for a Special Use Permit in an MUR Overlay District for an Express Car Wash, District 6 Land Lot 051 Parcel 367, 3100 Block of Stone Mountain Highway, 2100 Block of Highpoint Road, 1.18 acres. District 3/Beaudreau (Tabled on 04/24/2012) (Tabled to 05/22/2012) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/1/2012] {Action: Tabled Motion: Beaudreau Second: Nash Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

### **4. Rezoning**

**2012-0283 RZC2012-00004**, Applicant: JOMCO, Inc., Owner: Legacy State Bank, C-1 to C-2, Commercial/Retail Uses, District 4 Land Lot 321 Parcels 002 - 004, 4500 Block of Mink Livsey Road, 3500 Block of Lee Road, 1.69 Acres. District 3/Beaudreau (Tabled on 04/24/2012) (Tabled to 05/22/2012) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 5/1/2012] {Action: Tabled Motion: Beaudreau Second: Nash Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2012-0284 RZM2012-00002**, Applicant: Brand Properties, LLC, Owners: Southeast Office Partners, LLC and Discovery Development, Inc. , O-1 to RM-13, Apartments (Reduction in Buffers), District 7 Land Lot 113 Parcels 133 & 646, 2300-2400 Blocks of Huntcrest Way, 1400 Block Of North Brown Road, 17.79 Acres. District 1/Lasseter (Tabled on 04/24/2012) (Tabled to 06/26/2012) (Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2012] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VII. Public Hearing – New Business**

### **4. Rezonings**

**2012-0281 RZR2012-00003**, Applicant: Archdiocese of the Syrian Orthodox Church, Owner: Archdiocese of the Syrian Orthodox Church, R-TH to R-100, Church (Reduction in Buffers), District 7 Land Lot 205 Parcel 003B, 2200 Block of Buford Highway, 4.4 Acres. District I/Laseter (Tabled on 04/24/2012) (Tabled to 05/22/2012) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 5/1/2012] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Laseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

**2012-0282 SUP2012-00023**, Applicant: Archdiocese of the Syrian Orthodox Church, Owner: Archdiocese of the Syrian Orthodox Church, for a Special Use Permit in an R-100 (Proposed) Zoning District for a Church, District 7 Land Lot 205 Parcel 003B, 2200 Block of Buford Highway, 4.4 Acres. District I/Laseter (Tabled on 04/24/2012) (Tabled to 05/22/2012) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/1/2012] {Action: Tabled Motion: Howard Second: Beaudreau Vote: (4-0) Nash-Yes; Laseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

### **5. Planning & Development/Bryan Lackey**

**2012-0249 Approval/authorization** of ZRA2012-00001, An Ordinance to amend the 1985 Zoning Resolution of Gwinnett County, Article XIII Use Provisions to provide revised zoning requirements for certain commercial businesses in unincorporated Gwinnett County, and to amend the fee schedule of the Department of Planning and Development subject to approval by the Law Department. {Action: Approved with Change Motion: Beaudreau Second: Howard Vote: (4-0) Nash-Yes; Laseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **VIII. New Business**

### **I. County Administration**

**2012-0375 Approval** of the March 31, 2012, financial status report and ratification of all budget amendments. {Action: Approved Motion: Beaudreau Second: Heard Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

### **2. Planning & Development/Bryan Lackey**

**2012-0343 Ratification** of plat approvals from March 1, 2012 thru March 31, 2012 (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Heard Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}

## **IX. Comments from Audience**

### **X. Adjournment**

{Action: Approved Motion: Beaudreau Second: Heard Vote: (4-0) Nash-Yes; Lasseter Absent; Howard-Yes; Beaudreau-Yes; Heard-Yes}