

**Board of Commissioners**

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Shirley Fanning Lasseter, District 1  
Lynette Howard, District 2  
Mike Beaudreau, District 3  
John Heard, District 4



**Public Hearing Agenda  
Tuesday, January 25, 2011 - 7:00 PM**

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

**II. Opening Remarks by Chairman**

**III. Approval of Agenda**

**IV. Approval of Minutes:** **Business Session:** January 18, 2011  
**Executive Session:** January 25, 2011

**V. Announcements**

- **Resolution of Recognition:** Commending Kevin Maloof
- **Resolution of Recognition:** Commending Gwinnett County High School Runners Who Placed in the Top 10 at the 2010 State Cross Country Meet
- **Resolution of Recognition:** Commending Brookwood High School Cross Country Team, AAAA State Champions

**VI. Old Business**

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

**2011-0112 Approval/authorization** of PMO-2011, to amend the Code of Ordinances of Gwinnett County by repealing Article VIII, "Building Numbering", and Article X, "Property Maintenance", of Chapter 14 of the Code of Ordinances of Gwinnett County in their entirety and replacing them with a new Article X of Chapter 14, entitled "Property Maintenance" and to amend the Department of Planning and Development's Fee Schedule to add fees for certain new permits. (Tabled on 01/18/2011)

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**VII. New Business**

**I. Commissioners**

**2011-0150 Approval/authorization** for the Chairman/Vice Chairman to execute a Resolution of the Gwinnett County Board of Commissioners consenting to the expansion of the Evermore Community Improvement District.

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

**2011-0141 Approval/authorization** of a resolution to create a committee to review processes and procedures currently utilized in the Department of Planning and Development.

**VIII. Public Hearing – Old Business**

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

**2008-2133 TSP2008-00023**, Construction of a 195 foot Tall Monopole Telecommunication Tower with ground equipment. Location is 2050 Hurricane Shoals Rd. Commission District 3 (Beaudreau). (Tabled on 12/14/2010) (Staff Recommendation: Approval with Conditions)(Public hearing was held)

**2009-0975 TSP2009-00027** - Construct a 96 foot tall Monopole Telecommunication Tower with a 4 foot lightning rod (overall height 100 feet). Location is: 792 McCart Road, Lawrenceville. Commission District 4/Heard (Tabled on 12/14/2010)(Public hearing was not held)

**2010-0639 CIC2010-00012**, Applicant: Sentinel Properties, Inc., Owner: Gwinnett County Habitat for Humanity, to Change Conditions of Zoning on property zoned R-ZT to Reduce Dwelling Size, District 7 Land Lot 233 Parcel 430, District 7 Land Lot 233 Parcel 421, 4100 Block of Terrace Oaks Lane, 4100 Block of Terrace Oaks Court, 0.20 Acre. District 1/Lasseter (Tabled on 10/26/2010)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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**VIII. Public Hearing – Old Business**

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

**2010-0923 CIC2010-00015**, Applicant: Peoples Bank & Trust, Owners: Peoples Bank & Trust and Northwood Properties, to change Conditions of Zoning on property zoned R-60 to Reduce Dwelling Size and Revise Required Building Materials, District 7 Land Lot 224 Parcel 001, District 7 Land Lot 224 Parcel 001, 229, 272, 273, 274, 275, 276, 277, 278, 279, 280, 290, 291, 292, 293, 303, 304 and 305, 3900 Block of Thompson Mill Road, 3100 Block of Jocassee Drive, 3900 Block of Soverign Drive, 3100 Block of Tallulah Drive, 22.4 Acres. District 4/Heard (Tabled on 11/16/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2010-1028 SUP2010-00061**, Applicant: The Dacula Congregation of Jehovah's Witnesses, Owner: The Dacula Congregation of Jehovah's Witnesses, for a Special Use Permit in an RA-200 Zoning District to Allow a Church (Reduction in Buffers), District 5 Land Lot 280 Parcel 002, 1500 Block of Ace McMillian Road, 9.67 Acres. District 3/Beaudreau (Tabled on 12/14/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/15/2011]

**2010-1030 SUP2010-00063**, Applicant: Randy West, Owner: Randy West, for a Special Use Permit in an RA-200 Zoning District to Allow a Special Events Facility, District 1 Land Lot 001 Parcel 007A, 3100 Block of Hamilton Mill Road, 3.67 Acres. District 4/Heard (Tabled on 12/14/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2010-1032 SUP2010-00064**, Applicant: Joseph Barillari, Owner: Simpson Circle, LLC, for a Special Use Permit in an M-2 Zoning District for a Metal Salvage Operation, District 6 Land Lot 258 Parcel 252, 2700 Block of Simpson Circle, 2.3 Acres. District 2/Howard (Tabled on 12/14/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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**VIII. Public Hearing – Old Business**

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

**2010-0890 RZC2010-00019**, Applicant: George P. Flannigan, Owner: George P. Flannigan, RA-200 to C-2, Commercial/Retail Uses (Reduction in Buffers), District 3 Land Lot 003 Parcels 040 & 377, 4200 Block of Braselton Highway, 2000 Block of Holman Road, 3.89 Acres. District 4/Heard (Tabled on 12/14/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/19/2011]

**2010-0891 RZC2010-00020**, Applicant: George P. Flannigan, Owner: George P. Flannigan, RA-200 to C-1, Daycare Center, District 7 Land Lot 099 Parcel 001, 2900 Block of Braselton Highway, 2300 Block of South Pucketts Mill Road, 4.64 Acres. District 4/Heard (Tabled on 12/14/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/19/2011]

**IX. Public Hearing – New Business**

**I. Transportation/Brian Allen**

**2011-0052 Approval** of incorporation into the Gwinnett County Speed Hump Program, Flowers Crossing, M-0092-78, estimated cost \$14,000.00, 2001 Sales Tax Program, Commission District 3/Beaudreau (Staff Recommendation: Approval)

**2. Change in Conditions**

**2011-0037 CIC2011-00001**, Applicant: Gwinnett Community Bank, Owner: Gwinnett Community Bank, to Change Conditions of Zoning on property zoned R-ZT to Remove Fence Requirement, District 7 Land Lot 185 Parcels 467 - 477, 3600 - 3700 Block of Fallen Oak Drive, 2.04 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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**IX. Public Hearing – New Business**

**2. Change in Conditions**

**2011-0038 CIC2011-00002**, Applicant: Amado Portal, Owner: Amado Portal, to Change Conditions of Zoning on property zoned R-100 to Remove Building and Outdoor Recreation Restrictions, District 5 Land Lot 074 Parcel 062, 1700 Block of Webb Gin House Road, 3.0 Acres. District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2011-0039 CIC2011-00003**, Applicant: KRR Partners, LLC, Owners: KRR Partners, LLC, KRR Partners 2, LLC, Community Bank of the South, to Change Conditions of Zoning on property zoned R-TH to Reduce Dwelling Size, Revise Required Building Materials, and Reduce Garage Requirement, District 7 Land Lot 032 Parcels 416 - 430, 439 - 490, and 503, 900 Block of Parkside Walk Lane, 900 - 1000 Block of Parkside Wood Court, 500 - 800 Block of Justin Place Lane, 1000 Block of Justin Place Court, 1000 Block of Haley Woods Court, 900 - 1000 Block of Haley Woods Lane, 9.67 Acres. District 1/Lasseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/1/2011]

**2011-0040 CIC2011-00004**, Applicant: KRR, BM, LLC, Owner: KRR BM, LLC, to Change Conditions of Zoning on property zoned R-75 CSO to Reduce Dwelling Size, District 1 Land Lot 004 Parcels 757 - 781, 783 - 793, 752 and 496, 3300 Block of North Bogan Road, 4500 - 4600 Block of Bogan Meadows Drive, 4500 Block of Bogan Meadows Court, 30.59 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**3. Special Use Permit**

**2011-0041 SUP2011-00001**, Applicant: Kris Stone, Owner: Jeff Wearing, for a Special Use Permit in a C-2 Zoning District to Allow Outdoor Storage, District 5 Land Lot 050 Parcel 132, 1800 Block of Lawrenceville Highway, 0.99 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/1/2011]

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**IX. Public Hearing – New Business**

**3. Special Use Permit**

**2011-0042 SUP2011-00002**, Applicant: Wayne D. Edwards, Owner: Wayne D. Edwards, for a Special Use Permit in an R-100 Zoning District to Allow a Metal Building Greater Than 550 Sq. Ft., District 5 Land Lot 296A Parcel 009, 1900 Block of Track Court, 0.71 Acre. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2011-0043 SUP2011-00003**, Applicant: Auto Cash, Owner: Waffle House, Inc., for a Special Use Permit in a C-2 Zoning District to Allow a Title Loan Facility, District 6 Land Lot 054 Parcel 017, 4100 Block of Stone Mountain Highway, 0.435 Acre. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2011-0044 SUP2011-00004**, Applicant: Inor F. Griffin-Hawkins, Owner: Inor F. Griffin-Hawkins, for a Special Use Permit in an R-100 Zoning District to allow a Home Occupation (Group Daycare), District 6 Land Lot 026 Parcel 021, 5000 Block of Wycliffe Drive, 3000 Block of Deshong Drive, 0.45 Acre. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2011-0045 SUP2011-00006**, Applicant: Justin Park, Owner: James Park, for a Special Use Permit in an O-1 Zoning District to Allow a Personal Care Home (Congregate), District 7 Land Lot 117 Parcel 025, 2300 Block of Meadow Church Way, 10.28 Acres. District 1/Lasseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/15/2011]

**2011-0046 SUP2011-00008**, Applicant: Center Point Engineering, Owner: 4655 And Ahalf LLC, for a Special Use Permit in an M-1 Zoning District to Allow Truck Rental/Leasing, District 6 Land Lot 258 Parcels 032A and 036, 4500 - 4600 Block of Buford Highway, 6.63 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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**IX. Public Hearing – New Business**

**4. Rezonings**

**2011-0033 RZC2011-00002**, Applicant: Metro Green, LLC, Owners: PK-4351 Pleasantdale, LLC, FR-4351 Pleasantdale, LLC, LW-4351 Pleasantdale, LLC, M-1 to M-2, Recovered Materials Processing Facility, District 6 Land Lot 220 Parcel 010, 4300 Block of Pleasantdale Road, 16.84 Acres. District 2/Howard [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/15/2011]

**2011-0034 SUP2011-00007**, Applicant: Metro Green, LLC, Owners: PK-4351 Pleasantdale, LLC, FR-4351 Pleasantdale, LLC, LW-4351 Pleasantdale, LLC, for a Special Use Permit in an M-2 (Proposed) Zoning District to Allow a Salvage Operation, District 6 Land Lot 220 Parcel 010, 4300 Block of Pleasantdale Poad, 16.84 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/15/2011]

**2011-0035 RZC2011-00003**, Applicants: Jean Lauderdale and Stanley Green, Owners: Jean Lauderdale and Stanley Green, R-100 & C-1 to C-2, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 156 Parcels 004 and 522, 1300 Block of Old Peachtree Road, 2800 Block of Meadow Church Road, 2.05 Acres. District 1/Lasseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/1/2011]

**2011-0036 RZC2011-00004**, Applicant: Jonathan P. Dugan, Owner: Jonathan P. Dugan, M-1 to C-3, Commercial Retail Uses and Automobile Repair, District 5 Land Lot 208 Parcel 028, 600 Block of Airport Road, 1.1 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions As C-2/SUP][Planning Commission Recommendation: Approve with Conditions as C-2/SUP]

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

**2011-0114 TSP2010-00062**, To construct 85 foot metal silo clusters for material storage and batching process of the asphalt plant. Location is 1141 Hillcrest Road. Commission District 1/Lasseter (Staff Recommendation: Approve)

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**IX. Public Hearing – New Business**

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

**2011-0051 of ZRA-2011-00001**, An Ordinance to Amend the 1985 Zoning Resolution of Gwinnett County, Article III Definitions and Article XIII Use Provisions, Section 1307. C-1 Neighborhood Business District, Section 1308. C-2 General Business District and Section 1308A. C-3 Highway Business District, to provide appropriate zoning regulations for Precious Metals Dealers in unincorporated Gwinnett County.

**X. Comments from Audience**

**XI. Adjournment**