

Bannister, Green, Nasuti, Beaudreau, Kenerly Gwinnett County Board of Commissioners

February 22, 2005 – 7:00 P.M.

A G E N D A

- I. Call to Order, Invocation, Pledge to Flag**
- II. Opening Remarks by Chairman**
- III. Approval of Agenda**
- IV. Approval of Minutes:** **February 15, 2005 – Executive Session**
February 15, 2005
February 22, 2005 – Executive Session
- V. Announcements**
- VI. Old Business**
 - 1. Planning & Development/Michael Williams**
 - A. CIC-05-001 –** Precision Design & Dev. Co., Inc., Change in Conditions, LL156, 7th District, 1400 Block of Old Peachtree Road, District 1/Green
(Tabled 1/25) (Public hearing was not held)
Approved with P.C. rec. G/N 5-0
 - B. RZR-04-040 -** BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL149, 7th District, 300 Block of Old Peachtree Road, District 4/Kenerly
(Tabled 1/25) (Public hearing was not held)
Tabled 3/22 Public hearing was not held
 - C. RZC-05-007 -** Halpern Enterprises, LLC, Commercial Retail Uses, R-100 & C-1 & M-1 to C-2, LL335, LL336, 4th District, 4500 Block of Lee Road, 4500 Block of Mink Livsey Road, District 3/Beaudreau
(Tabled 1/25) (Public hearing was not held)
Approved with conditions BE/K 5-0

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VI. Old Business

1. Planning & Development/Michael Williams

D. RZC-05-008 - Key Builders, Inc., Commercial Retail Uses (Reduction in Buffers), RA-200 & R-100 to C-2, LL33, 6th District, 2700 Block of Centerville Hwy., District 3/Beaudreau
(Tabled 1/25) (Public hearing was not held)
Approved as O-I with conditions BE/K 5-0

E. RZC-05-013 - Los Campadres Automotive, Automobile Service, C-1 to C-2, LL258, 6th District, 2800 Block of Pittman Circle, District 2/Nasuti
(Tabled 1/25) (Public hearing was not held)
Approved with Staff rec. cond. with added conditions N/K&G 5-0

F. SUP-05-005 - Los Compadres Automotive, Automobile Service, LL258, 6th District, 2800 Block of Pittman Circle, District 2/Nasuti
(Tabled 1/25) (Public hearing was not held)
Approved with Staff rec. cond. with added conditions N/K&G 5-0

G. TSP2004-00043 – Tall Structure Permit – Construction of a 184' 6" tall monopole telecommunications tower structure with ground equipment. Location is 1662 Collins Hill Road. District 4/Kenerly
(Tabled 1/25) (Public hearing was not held)
Denied K/N&BE 5-0

H. Waiver WVR2004-031 – Request the elimination of the requirement for the construction of 868' of sidewalks adjacent to a portion of the proposed project frontage on Mink Livsey Road. Location is 4700 Block of Mink Livsey Road. District 3/Beaudreau
(Tabled 2/1) (Public hearing was not held)
Approved BE/K 5-0

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VII. Public Hearing

1. Support Services/Connie Hinson

C. Approval to abandon a portion of a public road known as Shara Lane, authorization for Chairman to execute a Quitclaim Deed(s) in Land Lot 004 of the 7th Land District and Land Lots 048 and 049 of the 5th Land District, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly

2. Change in Conditions:

A. CIC-04-028 – Ironworks Land Development, Allow Active Recreation, LL238, 5th District, Parcel 004, 200 Block of East Rock House Road, District 4/Kenerly
Approved with changes K/N 5-0

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VII. Public Hearing

3. Map Change Requests:

- A. MCR-05-001** - P. Edward Pruett, Etal, Commercial/Retail, LL1, 1st District, Parcel 066, 068, 069 and 126, 3100 Block of Hamilton Mill Road, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held
- B. MCR-05-002** - Ray Lunsford, Etal, Commercial/Retail, LL183, 7th District, Parcel 003A, 003B, 003D, 003E, 012, 022, 029, 066 and 139, 3400-3500 Blocks of Hamilton Mill Road, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held
- C. MCR-05-003** - William M. Maddox, Commercial/Retail, LL183, 7th District, Parcel 011, 3400 Block of Hamilton Mill Road, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held
- D. MCR-05-004** - Terence J. Keneipp, Etal, Commercial/Retail, LL183, 7th District, Parcel 123 and 064, 3500 Block of Hamilton Mill Road, 3400 Block of Camp Branch Road, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held
- E. MCR-05-005** - Bobby E. Keck, Etal, Commercial/Retail, LL183, 7th District, Parcel 002, 003, 003G, 003F, 141, 145, 3400-3500 Blocks Hamilton Mill Road, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held

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VII. Public Hearing

3. Map Change Requests:

F. MCR-05-006 – Ray Lunsford, Etal, Commercial/Retail, LL183, 7th District, Parcel 044 and 062, 3400 Block of Hamilton Mill Road, 3400 Block of Old Oaks Road, 3400 Block of Mari Donna Lane, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held

G. MCR-05-007 – Robert A. Polensek, Etal, Commercial/Retail, LL183, 7th District, Parcel 001A and 001B, 3400 Block of Hamilton Mill Road, 3400 Block Mari Donna Lane, District 4/Kenerly
Tabled 1st meeting in April Public hearing was held

4. Special Use Permits:

A. SUP-05-017 – Bobby Keys, Car Racing Team (Reduction in Buffers), LL94, 6th District, Parcel 004, 1000 Block of Rockbridge Road, District 3/Beaudreau
Tabled 3/22 Public hearing was held

B. SUP-05-019 – Julia H. Gibrel, Tire Store, LL257, 6th District, Parcel 002, 025, and 064, 5000 Block of Buford Highway, District 2/Nasuti
Tabled 4/26 Public hearing was not held

C. SUP-05-020 – Thomas Enterprises, Inc., Building Height Increase to 58 Feet, LL317, 6th District, Parcel 001, 5100-5200 Block of Peachtree Corners Circle, District 2/Nasuti
Approved with P.D. & P.C. rec. N/G 5-0

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VII. Public Hearing

5. Rezonings:

- A. RZM-05-001 –** Precision Design & Development, Townhomes, M-1 to RM-8, LL59, 6th District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau
Tabled 3/22 Public hearing was not held
- B. RZR-05-029 –** Precision Design & Development, Single-Family Detached Subdivision, M-1 to R-ZT, LL59, 6th District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau
Tabled 3/22 Public hearing was not held
- C. RZM-05-003 –** The Southlake Group, Townhomes, C-2 and R-ZT to RM-8, LL47, 5th District, Parcel 001A, 088 and 517, 2100-2200 Block of Lawrenceville Highway, 0-100 Block of Arnold Road, District 4/Kenerly
Approved as R-ZT with P.C. rec. K/G&N 5-0
- D. RZM-05-004 -** A & P Partners, LLC, Townhomes (Reduction in Buffers), RA-200 to R-ZT, LL272, 5th District, Parcel 007, 300 Block of Rabbit Hill Road, District 3/Beaudreau
Tabled 3/22 Public hearing was not held
- E. RZM-05-005 –** Broad Creek Lane Co., LLC, Townhomes, C-2 to RM-13, LL54, 6th District, Parcel 023, 2100 Block of Killian Hill Road, 4200 Block of Paxton Lane, District 3/Beaudreau
Denied BE/K 5-0

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VII. Public Hearing

5. Rezonings:

F. RZM-05-006 – Southeast Real Estate Fund #2 Inc., Townhomes (Reduction in Buffers), RA-200 to RM-10, LL178, 7th District, Parcel 010, 3300 Block of Cross Road, District 4/Kenerly

Approved as RM-10 with conditions K/N 5-0

G. RZM-05-008 – Melvin Carrol, Townhomes (Reduction in Buffers), RA-200 to RM-8, LL95, 7th District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau

Tabled 3/22 Public hearing was not held

H. RZM-05-009 – Premier Planning & Development, Townhomes (Reduction in Buffers), R-75 to RM-10, LL177, 6th District, Parcel 014A, 1100 Block of Pleasant Hill Road, 3700 Block of Rod Place, District 1/Green

Tabled 3/22 Public hearing was not held

I. RZM-05-010 – The Vantage Development Group, Townhomes, MH to RM-8, LL40, 6th District, Parcel 010 and143, 2900 Block of South Rockbridge Road, District 3/Beaudreau

Denied w/out prejudice BE/K 5-0

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VII. Public Hearing

5. Rezonings:

J. RZM-05-011 – Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7th District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly

Tabled 4/26 Public hearing was not held

K. RZM-05-012 – Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7th District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly

Tabled 4/26 Public hearing was not held

L. RZR-06-001 – Willie Properties, LLC, Single-Family Detached Subdivision, R-75 to R-ZT, LL230, 7th District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly

Tabled 4/26 Public hearing was not held

M. RZM-05-013 – Will Stolz, Townhomes, M-1 to RM-8, LL284, 6th District, Parcel 049, 300-400 Block of Technology Parkway, 3200-3400 Block of Westech Drive, District 2/Nasuti

Approved with P.C. cond. with changes N/K 5-0

N. RZM-05-014 – Guo Peng, LLC, Townhomes, C-2 to RM-13, LL190, 6th District, Parcel 231, 6000 Block of Singleton Road, District 2/Nasuti

Tabled 3/22 Public hearing was not held

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VII. Public Hearing

6. Planning & Development/Michael Williams

A. Approval to hold a public hearing for the 2004 update to the 2020 Comprehensive Plan.

Approved BE/K 5-0

B. Approval of request to reschedule rezoning applications. The applicant (Legacy Academy c/o Mill Creek Consulting) requests that associated applications currently scheduled for October 2005 and March 2006 public hearings be rescheduled for concurrent hearings in October 2005. RZC-05-050 is an O-I request with a Special Use Permit (SUP-05-023) scheduled for October 2005. RZR-06-013 is an R-ZT Detached request scheduled for March 2006. The properties are located at Braselton Highway. District 4/Kenerly

Approved K/G 5-0

VIII. New Business

1. Law Department/Karen Thomas

A. Approval of Resolution regarding Declaration of Taking procedures for condemnation proceeding regarding the property of LARRY WINTON DAVIS and BETTY IMOGENE GRANT DAVIS, property located in Land Lot 92 of the 7th District, Gwinnett County, Georgia, consisting of 47,185 square feet of permanent easement and 50,295 square feet of temporary construction easement. Prospect Road Sanitary Sewer Easement, \$25,100.00, District 4/Kenerly

Approved K/BE 5-0

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VIII. New Business

1. Law Department/Karen Thomas

B. Approval of a Resolution regarding Declaration of Taking procedures for condemnation proceeding regarding the property of MARION JOSEPH BRYANT; LINDA ANN BRYANT; and SUNTRUST MORTGAGE, INC., property located in Land Lot 92 of the 7th District, Gwinnett County, Georgia, consisting of 8,190 square feet of permanent easement and 6,315 square feet of temporary construction easement. Prospect Road Sanitary Sewer Easement, \$5,100.00, District 4/Kenerly

Approved K/BE 5-0

IX. Comments from Audience

X. Adjournment