

# **Gwinnett County Board of Commissioners**

**March 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:** **March 15, 2005**  
**March 22, 2005 – Executive Session**
- V. Announcements**
- VI. Old Business**
  - 1. Planning & Development/Michael Williams**
    - A. RZC-05-010 -** Spout Springs Partners, Personal Care Home (Congregate) (Reduction in Buffers), RA-200 to C-2, LL3, 3<sup>rd</sup> District, Parcel 048, 4300 Block Spout Springs Road, District 3/Beaudreau  
**(Tabled 1/25) (Public hearing was not held)**
    - B. RZR-04-040 -** BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL149, 7<sup>th</sup> District, Parcel 018, 300 Block of Old Peachtree Road, District 4/Kenerly  
**(Tabled 2/22) (Public hearing was not held)**
    - C. SUP-05-017 –** Bobby Keys, Car Racing Team (Reduction in Buffers), LL94, 6<sup>th</sup> District, Parcel 004, 1000 Block of Rockbridge Road, District 3/Beaudreau  
**(Tabled 2/22) (Public hearing was held)**

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**VI. Old Business**

**1. Planning & Development/Michael Williams**

**D. RZM-05-001 –** Precision Design & Development, Townhomes, M-1 to RM-8, LL59, 6<sup>th</sup> District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau  
**(Tabled 2/22) (Public hearing was not held)**

**E. RZR-05-029 –** Precision Design & Development, Single-Family Detached Subdivision, M-1 to R-ZT, LL59, 6<sup>th</sup> District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau  
**(Tabled 2/22) (Public hearing was not held)**

**F. RZM-05-004 -** A & P Partners, LLC, Townhomes (Reduction in Buffers), RA-200 to R-ZT, LL272, 5<sup>th</sup> District, Parcel 007, 300 Block of Rabbit Hill Road, District 3/Beaudreau  
**(Tabled 2/22) (Public hearing was not held)**

**G. RZM-05-008 –** Melvin Carroll, Townhomes (Reduction in Buffers), RA-200 to RM-8, LL95, 7<sup>th</sup> District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau  
**(Tabled 2/22) (Public hearing was not held)**

**H. RZM-05-009 –** Premier Planning & Development, Townhomes (Reduction in Buffers), R-75 to RM-10, LL177, 6<sup>th</sup> District, Parcel 014A, 1100 Block of Pleasant Hill Road, 3700 Block of Rod Place, District 1/Green  
**(Tabled 2/22) (Public hearing was not held)**

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## **VI. Old Business**

### **1. Planning & Development/Michael Wiliams**

**I. RZM-05-014 –** Guo Peng, LLC, Townhomes, C-2 to RM-13, LL190, 6<sup>th</sup> District, Parcel 231, 6000 Block of Singleton Road, District 2/Nasuti  
**(Tabled 2/22) (Public hearing was not held)**

**J. RZC-04-051 –** Steve Moon, Commercial Retail Uses, R-100 to C-2, LL99, 5<sup>th</sup> District, Parcel 003, 3300 Block of Rosebud Road, 3300 Block of Brushy Fork Road, District 3/Beaudreau

## **VII. Public Hearing**

### **1. Public Utilities/Tommy Furlow**

**A. SBA2005-001 –** A Resolution to create the Stream Buffer Protection Ordinance; SMA2005-0001 – A Resolution to create the Stream Buffer Mitigation Bank Ordinance; SFA2005-001 - A Resolution to create Storm Water Management Fee Schedule; DRA2005-001 – A Resolution to amend the Development Regulations; IDA2005-001 – A Resolution to amend the Illicit Discharge and Illegal Connection Ordinance; FMA2005-001 – A Resolution to amend the Floodplain Management Ordinance; and Approval to establish a Capital project funded by revenues collected.

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**VII. Public Hearing**

**2. Support Services/Connie Hinson**

**A. Approval** to abandon a portion of a public road known as Herrington Lane a/k/a/ Herrington Road, authorization for Chairman to execute a quitclaim deed in Land Lot 081 of the 7<sup>th</sup> Land District, abandonment in accordance with Georgia Statues on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 1/Green

**B. Approval** to abandon a portion of a public road known as Old Cumming Road aka Henry Bailey Road, authorization for Chairman to execute a quitclaim deed in Land Lot 339 of the 7<sup>th</sup> Land District, abandonment in accordance with Georgia Statues on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly

**3. Buffer Reduction:**

**A. BRD-05-001** - The Hutton Company, Buffer Reduction from 75 Ft. to 10 Ft., LL19, 6<sup>th</sup> District, Parcel 072, 3000 Block of Zoar Road, District 3/Beaudreau

**4. Change in Conditions:**

**A. CIC-05-005** - Old Peachtree Road, LLC, Allow Restaurant Use & Reduction in Required Buffer Width, LL94, 7<sup>th</sup> District, Parcel 156, 1800-1900 Block of Braselton Hwy., 1800-1900 Block of Old Peachtree Road, District 4/Kenerly

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**VII. Public Hearing**

**4. Change in Conditions:**

**B. CIC-05-006 -** Dr. Deborah M. Brown, Allow Medical Office, LL12, 5<sup>th</sup> District, Parcel 008A, 2700 Block of Five Forks Trickum Road, District 3/Beaudreau

**5. Moved-in-House:**

**A. MIH-05-001 -** Michael Chesser, Moved-in-House, LL27, 7<sup>th</sup> District, Parcel 001, 608 NE Braselton Highway, District 4/Kenerly

**6. Special Use Permits:**

**A. SUP-05-022 -** Donna H. Metz, Pet Grooming, LL2, 3<sup>rd</sup> District, Parcel 120, 3500 Block of Braselton Highway, District 3/Beaudreau

**B. SUP-05-024 -** Centdev Snellville, LLC, Outdoor Sales/Storage, LL51, 6<sup>th</sup> District, Parcel 238, 2200 Block of Walton Court, District 3/Beaudreau

**C. SUP-05-025 -** Bobby J. Ramey, Mobile Home, LL1, 3<sup>rd</sup> District, Parcel 010, 1500 Block of Auburn Road, District 3/Beaudreau

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**VII. Public Hearing**

**7. Rezonings:**

- A. RZR-05-002 -** Premier Planning & Dev. Group, LLC, Single-Family Subdivision, R-75 to R-ZT, LL231, 7<sup>th</sup> District, Parcel 002, 4100 Block of Old Suwanee Road, District 4/Kenerly
- B. RZR-05-003 -** Sentinel Properties, Inc., Single-Family Subdivision, RA-200 & R-100 to R-60, LL168, 5<sup>th</sup> District, Parcel 021, 028 and 058, 200-300 Block of Grayson-New Hope Road, 1700-1800 Block of Round Road, District 3/Beaudreau
- C. RZR-05-004 -** Y.D.I., Single-Family Modified Subdivision, RA-200 to R-75 Mod, LL28, 6<sup>th</sup> District, Parcel 004, 4400 Block of Annistown Road, 3100 Block of Ross Road, District 3/Beaudreau
- D. SUP-05-002 -** Y.D.I., Single-Family Modified Subdivision, LL28, 6<sup>th</sup> District, Parcel 004, 4400 Block of Annistown Road, 3000-3100 Block of Ross Road, District 3/Beaudreau
- E. RZR-05-005 -** T&D Development, Single-Family Subdivision, RA-200 to R-100, LL179, 7<sup>th</sup> District, Parcel 001 and 003, 3200 Block of Camp Branch Circle, District 4/Kenerly

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**VII. Public hearing**

**7. Rezonings:**

- F. RZR-05-006 -** The Quinton Corporation, Single-Family Subdivision, RA-200 to R-100, LL186, 5<sup>th</sup> District, Parcel 009, 2100 Block of Chandler Road, District 3/Beaudreau
- G. RZR-05-007 -** Metropolitan Land Development, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL3, 1<sup>st</sup> District, Parcel 001, 3600-3700 Block of Old Friendship Road, District 4/Kenerly
- H. RZR-05-008 -** The Southlake Group, LLC, Single-Family Subdivision, RA-200 to R-100, LL323, LL318, 5<sup>th</sup> District, Parcel 001, 009, and 016, 3300 Block of Bold Springs Road, 3200 Block of Luther Wages Road, District 3/Beaudreau
- I. RZR-05-009 -** Central Gwinnett Partners, LLC, Single-Family Subdivision, R-100 to R-ZT, LL238, 5<sup>th</sup> District, Parcel 002, 100-200 Block of Rock House Road, District 4/Kenerly
- J. RZR-05-010 -** Barrick Development Corp., Single-Family Modified Subdivision, RA-200 to R-75 Mod, LL135, 7<sup>th</sup> District, Parcel 011 and 012, 2500 Block of Rock Springs Road, District 4/Kenerly
- K. SUP-05-004 -** Barrick Development Corp., Single-Family Modified Subdivision, LL135, 7<sup>th</sup> District, Parcel 011 and 012, 2500 Block of Rock Springs Road, District 4/Kenerly

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## **VII. Public Hearing**

### **7. Rezonings:**

**L. RZR-05-011 -** Vintage Communities, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL3, 3<sup>rd</sup> District, Parcel 030, 1200 Block of Mineral Springs Road, District 4/Kenerly

**M. RZR-05-012 -** T.M.T. Properties, Single-Family Subdivision, RA-200 to R-75, LL1, 2<sup>nd</sup> District, Parcel 023 and 024, 800 Block of Bailey Woods Road, District 3/Beaudreau

### **8. Planning & Development/Michael Williams**

**A. A-05-001 –** An amendment to the 1985 Zoning Resolution of Gwinnett County to delete redundant provisions and requirements related to stream buffers, to ensure consistency with the Stream Buffer Protection Ordinance of Gwinnett County.

**B. Approval of a Resolution to amend the Gwinnett County Land Development and other Service Fee Schedule.**

**C. Request to reschedule rezoning applications -** The applicant (Sydney Investments, LLC c/o Mill Creek Consulting) requests that associated applications currently scheduled for October 2005 and January 2006 public hearings be rescheduled for concurrent hearings in October 2005. RZC-05-053 is a C-2 request scheduled for October 2005. RZR-06-005 is an R-ZT request currently scheduled for March 2006. The properties are located at Highway 124 near Spout Springs Road. District 3/Beaudreau

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## **VII. Public Hearing**

### **8. Planning & Development/Michael Williams**

**D. Waiver** of Time Lapse Requirement for Rezoning – The applicant (R. W. Acquisitions, LLC) requests waiver of the twelve month time lapse requirement for rezoning. The prior case CIC-04-027 was acted upon by the Board of Commissioners and was approved as M-1 (Change in Conditions), in November, 2004. The applicant seeks May 2005 hearing dates for a requested R-TH rezoning. Property is located in Land Lot 240 of the 5th District in the 1200 Block of Progress Industrial Boulevard. District 4/Kenerly

## **VIII. New Business**

### **1. County Administration**

**A. Ratification** for Recording Purposes of First Amendment to updated employment agreements with Department Directors approved and executed by County Administrator; Approval of amendment to updated employment agreement with County Attorney and authorization for Chairman to sign.

### **2. Transportation/Brian Allen**

**A. Approval** to reject RP048-1104, Project Management Professional Services for the Gwinnett County Transportation Improvements Project on an annual contract, Department of Transportation.

## **IX. Comments from Audience**

## **X. Adjournment**