

## **Board of Commissioners**

75 Langley Drive • Lawrenceville, GA 30046-6935  
770.822.7000 • [www.gwinnettcounty.com](http://www.gwinnettcounty.com)

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



### **Public Hearing Minutes Tuesday, March 22, 2011 - 7:00 PM**

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

#### **II. Opening Remarks by Chairman**

#### **III. Approval to Amend Agenda**

**Add 2011-0332 to Page Two**

{Action: Approved Motion: Howard Second: Beaudreau Vote: 4-0}

**Approval of Amended Agenda**

{Action: Approved Motion: Beaudreau Second: Heard Vote: 4-0}

#### **IV. Approval of Minutes:      Business Session: March 15, 2011**

{Action: Approved Motion: Beaudreau Second:  
Heard Vote: 4-0}

#### **V. Announcements**

- **Resolution of Recognition:** National Boys and Girls Club Week in Gwinnett County  
{Action: Approved Motion: Beaudreau Second: Howard Vote: 4-0}
- **Resolution of Recognition:** Commending the Bread of Life Ministry  
{Action: Approved Motion: Lasseter Second: Howard Vote: 4-0}
- **Resolution of Recognition:** Commending the Norcross Varsity Girls Basketball Team 2011 Class AAAA State Champions  
{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 4-0}
- **Resolution of Recognition:** Commending the Norcross Varsity Boys Basketball Team 2011 Class AAAA State Champions  
{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 4-0}
- **Resolution of Recognition:** Commending the Buford Varsity Girls Basketball Team 2011 Class AA State Champions  
{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 4-0}

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**VI. Old Business**

**I. Commissioners**

**2011-0165 Approval** of appointment to the Planning and Development Procedures Study Committee. Term Expires May 27, 2011. District 3/Beaudreau - **Appoint Harvey Kuykendall** {Action: Approved Motion: Beaudreau Second: Heard Vote: 4-0}

**VII. New Business**

**I. Commissioners**

**2011-0325 Approval** to accept the resignation of Phyllis Oxendine from the Gwinnett County Public Library Board of Trustees. Chairman's Appointment. Term Expires December 31, 2012. {Action: Approved Motion: Beaudreau Second: Heard Vote: 4-0}

**2011-0332 Approval/authorization** of a Resolution urging that the Legislature carefully consider the impact of the incorporation of the City of Peachtree Corners on the residents of the proposed City and the residents of Gwinnett County. {Action: Approved Motion: Howard Second: Beaudreau Vote: 4-0}

**2. Community Services/Phil Hoskins**

**2011-0292 Approval**/request of acknowledgement by the Board of Commissioners of a proposed license agreement between the Gwinnett Environmental and Heritage Center Foundation and a third party to be identified by the Foundation, regarding the provision of a new eco-tourism exhibit at the Gwinnett Environmental and Heritage Center, subject to the provision of insurance and indemnification requirements. Commission District 1/4 - Lasseter/Heard (Staff Recommendation: Approval) {Action: Approved Motion: Heard Second: Beaudreau Vote: 4-0}

**3. County Administration**

**2011-0282 Approval** of the February 28, 2011 financial status report and ratification of all budget amendments. (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Heard Vote: 4-0}

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**VII. New Business**

**4. Financial Services/Maria Woods**

**2011-0294 Approval/authorization** to apply for and accept a grant award from Georgia Department of Community Affairs (DCA) in the amount of \$3,493,895.00. This grant proposal will allow the County to address residential foreclosure concerns in targeted neighborhoods. Approval and Authorization to implement the programs as described on the attached Application and Action List. Approval and Authorization for the Chairman, or designee, to sign any necessary grant document subject to Law Department approval. (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Lasseter Vote: 4-0}

**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 03/22/2011) (Tabled to 04/26/2011) (Staff Recommendation: Approval with Conditions)(Public hearing was held) {Action: Tabled Motion: Beaudreau Second: Howard Vote: 4-0}

**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 03/22/2011) (Tabled to 04/26/2011)(Public hearing was not held) {Action: Tabled Motion: Heard Second: Beaudreau Vote: 4-0}

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**VIII. Public Hearing – Old Business**

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

**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 **(Tabled on 03/22/2011) (Tabled to 04/26/2011)(Public hearing was not held)**[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/19/2011] **{Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 4-0}**

**2011-0144 CIC2011-00005**, Applicant: Roman International, LLC, Owner: Alexander Roman, to Change Conditions of Zoning on property zoned C-2 to Delete Required Building Improvements, Delete Billboard Restrictions, and Delete Interparcel Access Requirements, District 6 Land Lot 052 Parcel 006C, 3500 Block of Stone Mountain Highway, 1.71 Acres. District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Beaudreau Second: Heard Vote: 4-0}**

**2011-0045 SUP2011-00006**, Applicant: Justin Park, Owner: James Park, for a Special Use Permit in an O-I 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 **(Tabled on 03/22/2011) (Tabled to 04/26/2011)(Public hearing was not held)**[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/19/2011] **{Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 4-0}**

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**VIII. Public Hearing – Old Business**

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

**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 (Tabled on 03/22/2011) (Tabled to 04/19/2011)(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}

**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 Road, 16.84 Acres. District 2/Howard (Tabled on 03/22/2011) (Tabled to 04/19/2011)(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}

**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: Deny] {Action: Approved with Change Motion: Lasseter Second: Heard Vote: 4-0}

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**IX. Public Hearing – New Business**

**I. Support Services/Steve North**

**2011-0184 Approval/authorization** of a public hearing and abandonment of a portion of a public road known as Wildwood Road and for the Chairman/Vice Chairman to execute any and all documents necessary to effectuate transaction in Land Lot 155 of the 7th Land District. Abandonment is in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2. District 1/Lasseter (Staff Recommendation: Approval) **{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 4-0}**

**2011-0188 Approval/authorization** to declare 0.153+/- acres of right of way and 0.044+/- acres of permanent construction easement as surplus and dispose of in accordance with O.C.G.A. 32-7-4(a)(2)(B). The right of way is located on a public road known as Wildwood Road at Satellite Boulevard and the easement is on abutting parcel 7155 007 in Land Lot 155 of the 7th Land District. Authorization for Chairman/Vice Chairman to execute any and all documents necessary to effectuate said transaction. District 1/Lasseter (Staff Recommendation: Approval) **{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 4-0}**

**2. Change in Conditions**

**2011-0249 CIC2011-00006**, Applicant: Pulte Group, Owner: Pulte Group, to Change Conditions of Zoning on property zoned R-100 CSO to Reduce Minimum Dwelling Size, Remove Three-Car Garage Requirement, and Architectural Requirements, District 6 Land Lot 089 Parcel 001 and District 6 Land Lot 088 Parcel 101, 3500 - 3600 Block of Five Forks Trickum Road, 77.88 Acres. District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Beaudreau Second: Howard Vote: 4-0}**

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**IX. Public Hearing – New Business**

**3. Special Use Permit**

**2011-0250 SUP2011-00013**, Applicant: J. Steve Bear, Owner: Bert Locke, for a Special Use Permit in an M-1 Zoning District to Allow a Recreation Facility / Training Center, District 7 Land Lot 117 Parcel 054, 2100 Block of Boggs Road, 5.48 Acres. District 1/Lasseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Lasseter Second: Beaudreau Vote: 4-0}**

**2011-0251 SUP2011-00015**, Applicant: Kimberly Weddington, Owner: David Redmon and G. Curtis Swiley, for a Special Use Permit in a C-2 Zoning District to Allow a Kennel, District 6 Land Lot 274 Parcel 047, 7000 Block of Jimmy Carter Boulevard, 5.75 Acres. District 2/Howard **(Tabled on 03/22/2011) (Tabled to 05/24/2011)(Public hearing was not held)**[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 5/3/2011] **{Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 4-0}**

**4. Rezonings**

**2011-0244 RZC2011-00005**, Applicant: Imad Youmaran, Owner: Imad Youmaran, R-75 to C-2, Automobile Service (Reduction in Buffers), District 6 Land Lot 226 Parcel 006, 2300 Block of Beaver Ruin Road, 0.79 Acre. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Howard Second: Beaudreau Vote: 4-0}**

**2011-0245 SUP2011-00014**, Applicant: Imad Youmaran, Owner: Imad Youmaran, for a Special Use Permit in a C-2 (Proposed) Zoning District to Allow Automobile Service, District 6 Land Lot 226 Parcel 006, 2300 Block of Beaver Ruin Road, 0.79 Acre. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Howard Second: Beaudreau Vote: 4-0}**

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**IX. Public Hearing – New Business**

**4. Rezonings**

**2011-0246 RZC2011-00006**, Applicant: William C. Schroeder, Owner: The Gates at Sugarloaf, LLC, O-I to C-2, Commercial Retail Uses, District 7 Land Lot 155 Parcel 518, 1400 Block of Satellite Boulevard, 17.01 Acres. District 1/Lasseter (Tabled on 03/22/2011) (Tabled to 04/19/2011)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Lasseter Second: Heard Vote: 4-0}

**2011-0247 RZC2011-00008**, Applicant: Nadeem Raza, Owner: Nadeem Raza, R-100 to M-1, Office Warehouse (Reduction in Buffers), District 7 Land Lot 151 Parcel 003, 0 - 100 Block of Old Peachtree Road, 1.68 Acres. District 1/Lasseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Lasseter Second: Beaudreau Vote: 4-0}

**2011-0248 RZC2011-00009**, Applicant: Bright-Meyers 2001 LLC, Owner: 1500 Holcomb Bridge Assoc. LLC, RM to C-2, Commercial Retail Uses, District 6 Land Lot 274 Parcel 004, 3300 Block of Holcomb Bridge Road, 7100 Block of Jimmy Carter Boulevard, 21.31 Acres. District 2/Howard (Tabled on 03/22/2011) (Tabled to 04/26/2011)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/19/2011] {Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 4-0}

**X. Comments from Audience**

**XI. Adjournment**