

**Board of Commissioners**

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

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



**Public Hearing Minutes**  
**Tuesday, May 24, 2011 - 7:00 PM**

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

**II. Opening Remarks by Chairman**

**III. Approval of Agenda**

{Action: Approved Motion: Beaudreau Second: Lasseter Vote: 5-0}

**IV. Approval of Minutes: Business Session: May 17, 2011**

{Action: Approved Motion: Beaudreau Second: Lasseter Vote: 5-0}

**V. Announcements**

- **Resolution of Recognition:** Commending Top Student Fundraisers for Feeding Programs for Children  
{Action: Approved Motion: Heard Second: Lasseter Vote: 5-0}
- **Resolution of Recognition:** Commending the 2010 Miss Dacula Representatives  
{Action: Approved Motion: Howard Second: Beaudreau Vote: 5-0}
- **Resolution of Recognition:** Commending the 2011 Presidential Service Award Recipients  
{Action: Approved Motion: Heard Second: Lasseter Vote: 5-0}
- **Resolution of Recognition:** Commending the Brookwood Varsity Boys Tennis Team 2011 Class AAAAA State Champions  
{Action: Approved Motion: Howard Second: Lasseter Vote: 5-0}

**VI. New Business**

**I. County Administration**

**2011-0493 Approval** of the April 30, 2011 financial status report and ratification of all budget amendments. (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Lasseter Vote: 5-0}

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**VI. New Business**

**I. County Administration**

**2011-0487 Approval/authorization** of a Resolution authorizing the issuance of Gwinnett County Water and Sewerage Authority Refunding Bonds, Series 2011, in an amount not to exceed \$192,000,000; authorization for the Chairman to execute the required documents to complete the refunding; and authorization for the Chief Financial Officer and Director of Financial Services to execute the documents necessary to market the bonds. All documents subject to approval by the Law Department. (Staff Recommendation: Approval) **{Action: Approved Motion: Beaudreau Second: Lasseter Vote: 5-0}**

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

**2011-0439 Approval/authorization** of the 4th annual Partnership Gwinnett Participation Agreement. (Staff Recommendation: Approval) **{Action: Approved Motion: Lasseter Second: Beaudreau Vote: 5-0}**

**VII. 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 05/24/2011) (Tabled to 06/28/2011)(Public hearing was not held)**[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/7/2011] **{Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 5-0}**

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**VII. Public Hearing – Old Business**

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

**2011-0310 CIC2011-00007**, Applicant: Buford Drive Self-Storage, LLC, Owner: Buford Drive Self-Storage, LLC, to Change Conditions of Zoning On Property Zoned C-2 to Allow Outdoor Storage, District 7 Land Lot 091 Parcel 324, 1800 Block of Azalea Drive, 1800 Block of Buford Drive, 9.25 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Heard Second: Beaudreau Vote: 5-0}**

**2011-0311 SUP2011-00017**, Applicant: Buford Drive Self-Storage, LLC, Owner: Buford Drive Self-Storage, LLC; for a Special Use Permit in a C-2 Zoning District to Allow Outdoor Storage, District 7 Land Lot 091 Parcel 324, 1800 Block of Azalea Drive, 1800 Block of Buford Drive, 9.25 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Heard Second: Beaudreau Vote: 5-0}**

**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 05/24/2011) (Tabled to 06/21/2011)**(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 5-0}**

**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 05/24/2011) (Tabled to 09/27/2011)**(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/6/2011] **{Action: Tabled Motion: Howard Second: Beaudreau Vote: 5-0}**

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**VII. Public Hearing – Old Business**

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

**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 05/24/2011) (Tabled to 07/26/2011)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/5/2011] {Action: Tabled Motion: Heard Second: Beaudreau Vote: 5-0}

**VIII. Public Hearing – New Business**

**I. Change in Conditions**

**2011-0401 CIC2011-00008**, Applicant: Golden Sands General Contractor, Owner: Golden Sands General Contractor, to Change Conditions of Zoning on property zoned C-2 to Remove Use Restrictions and Reduce Buffers, District 3 Land Lot 004 Parcel 066, 4900 Block of Braselton Highway, 6.78 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Heard Second: Beaudreau Vote: 5-0}

**2011-0402 SUP2011-00025**, Applicant: Golden Sands General Contractor, Owner: Golden Sands General Contractor, for a Special Use Permit in a C-2 Zoning District for a Contractors Office With Outdoor Storage, District 3 Land Lot 004 Parcel 066, 4900 Block of Braselton Highway, 6.78 Acres. District 4/Heard {Action: Approved with Stipulations Motion: Heard Second: Beaudreau Vote: 5-0}

**2011-0404 CIC2011-00009**, Applicant: Atlanta Luxury Motors, Owner: Car Sat Gwinnett, LLC, to Change Conditions of Zoning on property zoned C-3 to Allow Used Car Sales & Service, District 6 Land Lot 236 Parcel 016, 2500 Block of Pleasant Hill Road, 8.8 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: 5-0}

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**VIII. Public Hearing – New Business**

**I. Change in Conditions**

**2011-0405 CIC2011-00010**, Applicant: Magnolia Hall on Sever LLC, Owner: Magnolia Hall on Sever LLC, to Change Conditions of Zoning on property zoned RA-200 & R-100 to Allow Increase in Building Square Footage, District 7 Land Lot 083 Parcel 270, 2000 Block of Sever Road, 7.52 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: 5-0}**

**2. Special Use Permit**

**2011-0312 SUP2011-00018**, Applicant: Pawn Mart, Owner: Luis Macias, for a Special Use Permit in a C-2 Zoning District to Allow A Pawn Shop, District 6 Land Lot 169 Parcel 139, 4900 Block of Jimmy Carter Boulevard, 1100 - 1200 Block of Rockbridge Road, 0.94 Acre. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Howard Second: Beaudreau Vote: 5-0}**

**2011-0398 SUP2011-00019**, Applicant: Landworks Associates, Inc., Owner: Kay Greenway, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Service (Renewal), District 6 Land Lot 052 Parcel 003, 2100 Block of Parkwood Road, 0.54 Acre. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Beaudreau Second: Howard Vote: 5-0}**

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**VIII. Public Hearing – New Business**

**2. Special Use Permit**

**2011-0399 SUP2011-00020**, Applicant: Amrut Investment LLC, Owner: Amrut Investment LLC, for a Special Use Permit in an R-100 Zoning District to Allow an Adult Daycare Center (Group), District 6 Land Lot 003 Parcel 018, 2700 Block of Centerville Highway, 1.0 Acre. District 3/Beaudreau (Tabled on 05/24/2011) (Tabled to 06/28/2011)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/7/2011] {Action: Tabled Motion: Beaudreau Second: Howard Vote: 5-0}

**2011-0400 SUP2011-00022**, Applicant: TRAC Limited Partnership, Owner: J. W. A. Properties, LLC, for a Special Use Permit In a C-2 Zoning District to Allow Truck Rental, District 6 Land Lot 199 Parcel 110, 1500 Block of Indian Trail - Lilburn Road, 1.53 Acres. District 1/Lasseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {Action: Denied without Prejudice Motion: Lasseter Second: Howard Vote: 5-0}

**2011-0403 SUP2011-00023**, Applicant: Daniela Luca, Owner: Don P. Graham, for a Special Use Permit in an R-100 Zoning District for a Family Personal Care Home, District 7 Land Lot 068 Parcel 082, 200 Block of Russell Road, 1.55 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Heard Second: Beaudreau Vote: 5-0}

**2011-0409 SUP2011-00026**, Applicant: Five Forks Precious Metals, LLC, Owner: Oak Road Investors, for a Special Use Permit in a C-2 Zoning District for a Precious Metals Dealer, District 6 Land Lot 106 Parcel 362, 800 Block of Oak Road, 3000 Block of Five Forks - Trickum Road, 3000 Block of River Drive, 1.80 Acres. District 3/Beaudreau (Tabled on 05/24/2011) (Tabled to 06/21/2011)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Beaudreau Second: Heard Vote: 5-0}

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**VIII. Public Hearing – New Business**

**3. Rezonings**

**2011-0406 RZC2011-00011**, Applicant: Hung Nguyen & Hoa Tran, Owner: Hoa Tran, O-I To C-I, Art Studio and Gallery (Reduction In Buffers), District 7 Land Lot 001 Parcel 062, 2700 Block of Cruse Road, 0.47 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Heard Second: Beaudreau Vote: 5-0}**

**2011-0407 RZC2011-00012**, Applicant: 6956 Buford Highway, LLC, Owner: 6956 Buford Highway, LLC, C-I & C-2 to C-2, Automobile Sales, District 6 Land Lot 247 Parcels 023A & 392, 6900 Block of Buford Highway, 3.09 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Howard Second: Beaudreau Vote: 5-0}**

**2011-0408 SUP2011-00024**, Applicant: 6956 Buford Highway, LLC, Owner: 6956 Buford Highway, LLC, for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Sales, District 6 Land Lot 247 Parcels 023A & 392, 6900 Block of Buford Highway, 3.09 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Howard Second: Beaudreau Vote: 5-0}**

**IX. Comments from Audience**

**X. Adjournment**