



# Gwinnett County Board of Commissioners

**Tuesday, June 28, 2005 - 7:00 PM**

## Public Hearing - Agenda

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

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

### **III. Approval of Agenda**

### **IV. Approval of Minutes:      June 21, 2005**

**June 28, 2005 – Executive Session**

### **V. Announcements**

### **VI. Old Business**

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

**2005-0612 Amendment-A-05-002** - An Amendment to the 1985 Zoning Resolution of Gwinnett County Article XIII use provisions to revise the development standards of Section 1316. CSO Conservation Subdivision Overlay District, to provide architectural standards and increased minimum floor area requirements; and to Article XVII Amendments, Section 1701. Initiation of Amendments to allow text amendments to the 1985 Zoning Resolution to be initiated by the Director of Planning and Development.(Tabled on 5/24/2005) (Public hearing was not held)

**2005-0590 CIC-05-007**, Jay York, Change in Conditions (Reduction in Buffers), LL 130, 5th District, Parcel 005, 400 Block of Athens Highway, District 3/Beaudreau (Tabled on 5/24/2005) (Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**VI. Old Business**

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

**2005-0593 RZM-05-015**, Collins Hill Associates, LLC, Townhomes (Reduction in Buffers), R-100 to R-ZT, LL150, 7th District, Parcel 196, 2700-2800 Block of Collins Hill Road, District 1/Green(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-TH]

**2005-0594 RZM-05-016**, Richardson Housing Group, Inc, Townhomes, RM-6 & R-100 to R-TH, LL092, 5th District, Parcel 200, 1300 Block of Athens Highway, District 3/Beaudreau(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2005-0595 RZM-05-018**, Plunkett's Mill Partners, LLC, Apartments, R-100 to RM-13, LL188 & 190, 7th District, Parcels 001, 013 & 005, 1200 Block of Plunkett's Road, 3400 Block of Woodward Mill Road, District 4/Kenerly(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled to 8/16/2005]

**2005-0598 RZM-05-019**, Plunkett's Mill Partners, LLC, Townhomes, R-100 to R-TH, LL188&190, 7th District, Parcel 005, 1200 Block of Plunkett's Road, District 4/Kenerly(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled to 8/16/2005]

**2005-0599 RZM-05-021**, Highway 29 Investments, LLC, Townhomes, M-1 to R-TH, LL015, 7th District, Parcel 097, 800-1000 Block of Progress Ind. Blvd, 2200 Block of Cedars Road, 900 Block of Progress Court, District 4/Kenerly(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2005-0600 RZM-05-023**, R.W. Acquisitions, LLC, Townhomes, R-100 & M-1 to R-TH, LL015, 7th District, Parcels 005, 007 & 093, 1300-1400 Block of Hood Road, 2200 Block of Cedars Road, 1500 Block of Progress Ind. Blvd, District 4/Kenerly(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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

**2005-0601 RZM-05-024**, 316 Alcovy Partners, LLC, Townhomes, RA-200 to R-TH, LL244, 245 & 269, 5th District, Parcels 004, 014, 011 & 002, 1400-1500 Block of Alcovy Road, District 3/Beaudreau(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Deny]

**2005-0602 RZM-05-025**, Retail Development, LLC, Apartments, C-2 to RM-13, LL216, 6th District, Parcel 003A, 1800 Block of Beaver Ruin Road, 4300-4600 Block of Satellite Blvd, District 1/Green(Tabled on 5/24/2005) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as RM-10]

**VII. Public Hearing**

**1. Support Services/Connie Hinson**

**2005-0556 Approval** to abandon a portion of a public road known as Sycamore Drive and authorization for Chairman to execute Quitclaim Deeds in Land Lots 070/071 of the 5th Land District, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. Commission District 3/ Beaudreau (Staff Recommendation: Approval)

**2. Transportation/Brian Allen**

**2005-0587 Approval** of incorporation into the Gwinnett County Speed Hump program: Laurel Falls (Laurel Brook Way) (M-0092-14) - estimated cost: \$9,282.00 - 2001 Sales Tax Program - District 3/Beaudreau (Staff Recommendation: Approval)

**2005-0588 Approval** of incorporation into the Gwinnett County Speed Hump program: Morningview (Summit Gate Drive) (M-0092-16) - estimated cost: 10,829.00 - 2001 Sales Tax Program - District 1/Green (Staff Recommendation: Approval)

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**2. Transportation/Brian Allen**

**2005-0586 Approval** of incorporation into the Gwinnett County Speed Hump program: Old Suwanee Crossing (Crescent Walk Lane) (#M-0092-15) - estimated cost: \$6,188.00 - 2001 Sales Tax Program - District 1/Green (Staff Recommendation: Approval)

**2005-0515 Approval** of incorporation into Gwinnett County Speed Hump Program: Rocksprings (Marble Way) (#M-0092-13) &#150; Estimated Cost: \$4,641.00 &#150; 2001 Sales Tax Program &#150; Commission District 4/Kenerly (Staff Recommendation: Approval)

**3. Special Use Permits:**

**20050-0653 SUP-05-034**, Teresa D. Epps, In-Home Beauty Salon, LL068, 7th District, Parcel 001A, 1600 Block of Collins Hill Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0655 SUP-05-035**, Mike A. Rodriguez, Contractors Office with Outdoor Storage, LL247, 6th District, Parcel 018, 6500 Block of Pleasantdale Road, District 2/Nasuti [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0656 SUP-05-036**, Rev In Timothy Song, Church (Reduction in Buffers), LL001, 1st District, Parcel 362, 2600 Block of West Rock Quarry Road, District 4/Kenerly [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2005-0657 SUP-05-037**, Amazing Kids Home of Lawrenceville, Residential Shelter, LL012, 5th District, Parcel 289, 2700 Block of Five Forks Trickum Road, District 3/Beaudreau [Planning Department Recommendation: Deny]

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**3. Special Use Permits:**

**2005-0658 SUP-05-038**, Amador Pinock Fenly, Taxi Cab Service, LL215, 6th District, Parcel 215, 5700 Block of Brook Hollow Parkway, District 2/Nasuti [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Denied w/out prejudice]

**2005-0659 SUP-05-039**, Pellerin & Saloman Real Est. Svc., LLC, Restaurant, LL020, 6th District, Parcel 021, 4000 Block of Annistown Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0660 SUP-05-040**, Atlanta Classic Cars, Automobile Body Repair Shop, LL079, 7th District, Parcel 010, 2500 Block of Satellite Boulevard, District 1/Green [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**4. Rezonings:**

**2005-0562 RZR-05-015**, Sentinel Properties, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL 307 & 334, 5th District, Parcels 019, 026, 006 & 004, 2800-2900 Block of Old Auburn Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0567 RZR-05-016**, Shadetree Properties, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL344, 5th District, Parcels 006 & 027, 2500-2600 Block of Berry Hall Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100]

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**4. Rezonings:**

**2005-0568 RZR-05-017**, Lote Tree, LLC, Single-Family Conservation Subdivision, RA-200 & R-100 MOD to R-100 CSO, LL003, 3rd District, Parcels 024, 025, 108, 245, 251 & 578, 4600 Block of Braselton Highway, 6100 Block of Mount Moriah Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0569 RZR-05-018**, T&B, LLC, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL002, 2nd District, Parcel 016, 4400-4500 Block of Clack Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

**2005-0570 RZR-05-019**, Oakbrook Communities, LLC, Single-Family Conservation Subdivisions, RA-200 to R-100 CSO, LL234, 5th District, Parcels 010 & 011, 1200-1300 Block of Bramlett Shoals Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0571 RZR-05-020**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL324, 5th District, Parcel 003, 3000 Block of Bold Springs Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

**2005-0572 RZR-05-031**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL324, 5th District, Parcel 003, 3000 Block of Bold Springs Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions as R-100 CSO ][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

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**4. Rezonings:**

**2005-0650 RZR-05-021**, The Southlake Group, LLC, Single-Family Subdivision, RA-200 to R-ZT, LL098, 099 & 138, 7th District, Parcels 001, 002, 003, 007, 008, 010, 014 & 024, 2300-2400 Block of S. Puckett's Mill Road, 3000 Block of Braselton Highway, District 4/Kenerly [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled to 7/19/2005]

**2005-0573 RZR-05-022**, P.B.B., LLC, Single-Family Subdivision, RA-200 to R-100, LL003, 3rd District, Parcels 031A & 576, 1500 Block of Mineral Springs Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0574 RZR-05-023**, Trung Van Le, Church, R-75 to RA-200, LL241, 6th District, Parcel 077, 2500 Block of Ingram Road, District 2/Nasuti [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled 7/19/2005]

**2005-0575 SUP-05-006**, Trung Van Le, Church, LL241, 6th District, Parcel 077, 2500 Block of Ingram Road, District 2/Nasuti [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled 7/19/2005]

**2005-0651 RZR-05-025**, Parkwood Partners, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL236, 5th District, Parcel 001, 1400 Block of Alcovy Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled to 7/19/2005]

**2005-0652 RZR-05-026**, ALPD, LLC, Single-Family Conservation Subdivision, RA-200 & M-1 to R-100 CSO, LL218, 5th District, Parcel 003, 2100 Block of New Hope Road, District 3/Beaudreau (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100]

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**4. Rezonings:**

**2005-0576 RZR-05-027**, Vintage Communities, Single-Family Conservation Subdivision, RA-200, R-100 & R-100 MOD to R-100 CSO, LL004 & 005, 3rd District, Parcels 003, 004, 079, 006, 041, 010 & 011, 5400-5600 Block of Wheeler Road, 5000-5100 Block of Braselton Highway, 1000 Block of Bill Cheek Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0577 RZR-05-028**, Loganville Professional Builders, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL246, 5th District, Parcels 004, 018, 019, 020, 022 & 024, 900-1000 Block of Campbell Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled to 7/19/2005]

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

**2005-0607 Approval** of request from Mill Creek Consulting that four associated Rezoning/Special Use Permit applications currently scheduled for August 2005, January 2006 and June 2006 public hearings be rescheduled for concurrent hearings in August 2005. RZM-05-041 is an R-TH request scheduled for August 2005, RZC-06-003 is a C-2 request scheduled for January 2006, and RZR-06-028/SUP-06-007 is an R-75 Modified request scheduled for June 2006. The properties are located at the intersection of Ridge Road and Bart Johnson Road. Commission District 4 (Kenerly). (Staff Recommendation: Approval)

**2005-0511 CRC-2005-00001**- Application of JB&A (Rich Deckman) for MRPA Certificate for the redevelopment of Holcomb Bridge Park located at 4300 Holcomb Bridge Road in Norcross, Georgia, located in the Chattahoochee River Corridor. This property is located on Parcel 003 and 004 in Land Lot 335 of the 6th District of Gwinnett County, Georgia. (Staff Recommendation: Approval)

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

**2005-0565 DRA-05-001**, A Resolution to Amend the Development Regulations (Staff Recommendation: Approval)

**2005-0508 TSP-2005-009** tall structure permit to allow the new construction of a 160-ft bell tower plus ground equipment. Location is 3300 Caleb Road. Commission District 3/Beaudreaux (Staff Recommendation: See attached conditions)

**2005-0509 TSP-2005-010 tall** structure permit for the construction of a 73-ft flagpole. Location is 4989 Peachtree Parkway. Commission District 2/Nasuti (Staff Recommendation: Denial see attachment)

**2005-0504 Waiver WVR-2005-005** requesting a subdivision to have private internal streets and drainage system. Also allow a reduction in the required pavement width from 27 to 24 ft BOC to BOC. Location is 736 Tab Roberts Road. Commission District1/Green

**2005-0505 Waiver WVR-2005-006** requesting the elimination of the requirement for the construction of sidewalks adjacent to the proposed project frontage on Oakwood Circle. Location is 6286 Oakwood Circle. Commission District 2/Nasuti

**2005-0638 Waiver WVR-2005-007** requesting the elimination of the requirement for the construction of a 200-ft decel lane on Oakwood Circle. Location is 6266 Oakwood Circle. District 2/Nasuti

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**VIII. New Business**

**1. Public Utilities/Frank Stephens**

**2005-0673 Approval** to create a new project to install +6,320 linear feet of 12-inch ductile iron pipe water main along Satellite Boulevard with a project budget not to exceed \$500,000.00. District 1/Green

**IX. Comments from Audience**

**X. Adjournment**