

Board of Commissioners

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770.822.7000 • 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, July 26, 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:** July 19, 2011

Executive Session: July 26, 2011

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

V. Announcements

VI. New Business

I. County Administration

2011-0639 Approval of the June 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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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 07/26/2011) (Tabled to 09/27/2011)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 5-0}

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 07/26/2011) (Tabled to 09/27/2011)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 5-0}

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 07/26/2011) (Tabled to 09/27/2011)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/6/2011] {Action: Tabled Motion: Heard Second: Beaudreau Vote: 5-0}

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VII. Public Hearing – Old Business

I. Planning & Development/Bryan Lackey

2011-0502 RZC2011-00013, Applicant: Zulfiqar Ahmed, Owner: Zulfiqar Ahmed, R-75 to C-2, Automobile Service (Reduction in Buffers), District 6 Land Lot 245 Parcel 002, 2500 Block of Old Rockbridge Road, 0.75 Acre. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Approved with Change as O & I Motion: Howard Second: Beaudreau Vote: 5-0}**

2011-0503 SUP2011-00028, Applicant: Zulfiqar Ahmed, Owner: Zulfiqar Ahmed, for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Service, District 6 Land Lot 245 Parcel 002, 2500 Block of Old Rockbridge Road, 0.75 Acre. District 2/Howard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Howard Second: Beaudreau Vote: 5-0}**

2011-0504 RZC2011-00015, Applicant: Xiao Ou Shan, Owner: Xiao Ou Shan, M-1 and C-2 to C-2, Automobile Sales, District 6 Land Lot 175 Parcel 201, 1100 Block of Beaver Ruin Road, 4.08 Acres. District 1/Lasseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied without Prejudice Motion: Lasseter Second: Beaudreau Vote: 5-0}**

2011-0505 SUP2011-00031, Applicant: Xiao Ou Shan; Owner, Xiao Ou Shan, For a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Sales, District 6 Land Lot 175 Parcel 201, 1100 Block of Beaver Ruin Road, 4.08 Acres. District 1/Lasseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied without Prejudice Motion: Lasseter Second: Beaudreau Vote: 5-0}**

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VIII. Public Hearing – New Business

I. Transportation/Brian Allen

2011-0607 Approval to incorporate into the Gwinnett County Street Lighting District one subdivision: Lake Lucerne Estates, estimated revenue \$7,109.90, estimated operating costs \$5,394.00, Commission District 3/Beaudreau (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Lasseter Vote: 5-0}

2. Change in Conditions

2011-0544 CIC2011-00014, Applicant: Granite Hamilton Mill, LLC, Owner: Granite Hamilton Mill, LLC, Change Conditions of Zoning on property zoned C-2 to Remove or Revise all Conditions of Zoning, District 1 Land Lot 001 Parcel 024A, 2700 Block of Hamilton Mill Road, 0.96 Acre. District 4/Heard (Tabled on 07/26/2011) (Tabled to 08/23/2011)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Heard Second: Beaudreau Vote: 5-0}

3. Special Use Permit

2011-0545 SUP2011-00032, Applicant: Mattresses And More, Inc., Owner: Dewey Paul Martin, for a Special Use Permit in a C-2 Zoning District for Truck Rental, District 6 Land Lot 158 Parcel 011, 700 Block of Beaver Ruin Road, 0.97 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}

2011-0546 SUP2011-00033, Applicant: Lighthouse Chapel International, Owner: Business Park Investors Group, LLC, for a Special Use Permit in an M-1 Zoning District for a Church, District 6 Land Lot 196 Parcel 113, 1600 Block of Oakbrook Drive, 4.21 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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3. Special Use Permit

2011-0547 SUP2011-00034, Applicant: Iglesia Evangelica Peniel, Owner: Luis U. Flores, for a Special Use Permit in an M-1 Zoning District for a Church, District 6 Land Lot 184 Parcel 244, 4300 Block of Steve Reynolds Boulevard, 3.32 Acres. District 1/Lasseter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Lasseter Second: Howard Vote: 5-0}**

2011-0548 SUP2011-00035, Applicant: Sugarloaf United Methodist Church, Owner: Sugarloaf United Methodist Church, for a Special Use Permit in an R-100 Zoning District for an Accessory Daycare Center, District 7 Land Lot 198 Parcel 001, 1700 Block of Old Peachtree Road, 3300 Block of South Scales Road, 17.52 Acres. District 1/Lasseter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Lasseter Second: Howard Vote: 5-0}**

2011-0549 SUP2011-00036, Applicant: Christopher M. Quigley, Owner: Gwinnett Horizons, LLC, for a Special Use Permit in a C-2 Zoning District for a Title Loan Facility, District 6 Land Lot 195 Parcel 032, 5300 Block of Jimmy Carter Boulevard, 6000 Block of Singleton Road, 7.26 Acres. District 1/Lasseter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Lasseter Second: Howard Vote: 5-0}**

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VIII. Public Hearing – New Business

4. Rezonings

2011-0543 RZC2011-00016, Applicant: Lillian Pichardo, Owner: Lillian Pichardo, RMD To C-I, Hair Salon (Reduction in Buffers), District 6 Land Lot 189 Parcel 026, 5800 Block of Singleton Road, 1400 Block of Pirkle Road, 0.59 Acre. District 1/Lasseter[Planning Department
Recommendation: Approve with Conditions][Planning Commission
Recommendation: Approve with Conditions] {Action: Approved with
Stipulations Motion: Lasseter Second: Howard Vote: 5-0}

IX. Comments from Audience

X. Adjournment