



# **Green, Nasuti, Beaudreau, Kenerly (Bannister absent) Gwinnett County Board of Commissioners**

**Tuesday, September 27, 2005 - 7:00 PM**

## **Public Hearing - Minutes**

- I. Call To Order, Invocation, Pledge to Flag**
- II. Opening Remarks by Chairman**
- III. Approval of Agenda**
- IV. Approval of Minutes: September 20, 2005**
- V. Announcements**
- VI. Old Business**

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

**2005-0865 SUP-05-046**, Saint Oliver Plunkett Church, Church/Parking Lot (Reduction in Buffers), LL100, 5th District, Parcels 034, 3200 Block of Brooks Drive, District 3/Beaudreau(Tabled on 8/23/2005)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Beaudreau Second: Nasuti Vote: 4-0 (Bannister absent)}

**2005-0722 RZC-05-035**, Melvin Carroll, Daycare Center (Reduction in Buffers) RA-200 to C-1, LL095, 7th District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau(Tabled on 9/27/2005) (Tabled to 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Bannister absent)}

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**VI. Old Business**

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

**2005-0838 RZM-05-036**, R.W. Acquisitions, Townhomes (Reduction in Buffers), R-100 to R-TH, LL105, 7th District, Parcel 009, 2300 Block of Buford Drive, District 4/Kenerly(Tabled on 8/23/2005)[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Approve with Conditions as R-75 Modified] {Action: Denied Without Prejudice Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister absent)}

**2005-0842 RZM-05-040**, MK Holdings, LLC, Townhomes (Reduction in Buffers), O-I & R-100 to R-TH, LL104 & 105, 7th District, Parcels 006A, 001, 007 & 008, 1100 Block of Old Peachtree Road, 2300 Block of Buford Drive, 1100 Block of Swing Circle, District 4/Kenerly(Tabled on 8/23/2005)[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Approve with Conditions as R-75 Modified] {Action: Denied Without Prejudice Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister absent)}

**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(Tabled on 8/23/2005)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO] {Action: Approved with Stipulations Motion: Beaudreau Second: Nasuti Vote: 4-0 (Bannister absent)}

**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(Tabled on 8/23/2005)[Planning Department Recommendation: Approve with Conditions as R-100 CSO ][Planning Commission Recommendation: Approve with Conditions as R-100 CSO] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

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**VI. Old Business**

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

**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/Beaudreux(Tabled on 7/26/2005)(Staff Recommendation: See attached conditions) {Action: Withdrawn Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**VII. Public Hearing**

**1. Transportation/Brian Allen**

**2005-0712 Approval** of incorporation into the Gwinnett County Speed Hump Program: Allen Drive (M-0092-17) - Estimated cost - \$6,188.00 - 2001 Sales Tax Program - Commission District 4/Kenerly. (Staff Recommendation: Approval) {Action: Approved Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister absent)}

**2005-0826 Approval** of incorporation into the Gwinnett County Speed Hump Program: Cove Crossing Drive (M-0092-18) - Estimated Cost : \$10,829.00 - 2001 Sales Tax Program - Commission District 3/Beaudreau(Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**2005-0961 Approval** of incorporation into Gwinnett County Speed Hump Program: Hope Hollow Lane (M-0092-19) - estimated cost: \$6,188.00 - 2001 Sales Tax Program - Commission District 3(Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

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**VII. Public Hearing**

**2. Buffer Reduction:**

**2005-1023 BRD-05-004**, CAS Architecture, Buffer Reduction from 50-feet to 10 feet, LL031, 6th District, Parcel 001A, 3000 Block of Centerville Highway, District 3/Beaudreau(Tabled on 9/27/2005) (Tabled to 10/04/2005)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Bannister absent)}

**2005-1024 BRD-05-005**, Suresh H. Shah, Buffer Reduction from 70 feet to 20 feet, LL256, 6th District, Parcel 006A, 5200 Block of Buford Highway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Green Vote: 4-0 (Bannister absent)}

**3. Change in Conditions:**

**2005-1006 CIC-05-015**, Sean Chang, Buffer Reduction from 43 feet to 10 feet, Change in Conditions, LL156, 6th District, Parcel 004, 700 Block of Pleasant Hill Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Nasuti Second: Green & Beaudreau Vote: 4-0 (Bannister absent)}

**4. Special Use Permit:**

**2005-1018 SUP-05-050**, Commercial Truck & Van, Inc, Truck & Van Retrofitting (Reduction in Buffers), LL257, 6th District, Parcels 092 & 010, 2500 Block of Pittman Circle, 4800 Block of Buford Highway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 4-0 (Bannister absent)}

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**4. Special Use Permit:**

**2005-1019 SUP-05-051**, APEK Creative Development, Building height increase to 12 stories, LL208, 6th District, Parcels 034, 044 & 085, 3500 Block of Steve Reynolds Boulevard, 3900 Block of Shackleford Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 4-0 (Bannister absent)}

**2005-1020 SUP-05-053**, Velocity Sports Performance, Recreation Facility/Training Center, LL080, 7th District, Parcel 004A, 2500 Block of Newpoint Parkway, 2100 Block of Breckinridge Boulevard, 1900 Block of Newpoint Place, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 4-0 (Bannister absent)}

**2005-1021 SUP-05-054**, Danny Herrmann, Automobile Body Repair Shop, LL126, 5th District, Parcels 002 & 010, 600 Block of Athens Highway, 3400 Block of Palmer Drive, 600 Block of Midway Road, District 3/Beaudreau(Tabled on 9/27/2005) (Tabled to 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Bannister absent)}

**2005-1022 CIC-05-020**, Danny Herrmann, Automobile Body Repair Shop, Change in Conditions, LL126, 5th District, Parcels 002 & 010, 600 Block of Athens Highway, 3400 Block of Palmer Drive, 600 Block of Midway Road, District 3/Beaudreau(Tabled on 9/27/2005) (Tabled to 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Bannister absent)}

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**VII. Public Hearing**

**4. Rezonings:**

**2005-0998 RZR-05-030**, Donald L. Nichols, Single-Family Residence, M-1 to R-100, LL075, 7th District, Parcel 002A, 1700 Block of Greason Drive, District 1/Green[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 4-0 (Bannister absent)}

**2005-1010 RZR-05-032**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL316, 5th District, Parcels 002, 143, 145, 2800 Block of Jones Phillips Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 Modified] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**2005-1011 RZR-05-033**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL316, 5th District, Parcel 147, 2800 Block of Jones Phillips Road, 3000 Block of Indian Shoals Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**2005-1012 RZR-05-034**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL003, 2nd District, Parcels 106 & 122, 3100 Block of Old Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 Modified] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

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**4. Rezonings**

**2005-0999 RZR-05-035**, Larry Fleeman, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL272, 5th District, Parcel 001, 200 Block of Rabbit Hill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60] {Action: Approved with Stipulations Motion: Kenerly Second: Green Vote: 3-0 (Bannister absent & Beaudreau out of room)}

**2005-1001 RZR-05-036**, Lowell Pratt Communities, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL211, 5th District, Parcel 110, 1200 Block of Cedars Road, District 4/Kenerly(Tabled on 9/27/2005) (Tabled to 10/18/2005)(Public hearing was held)[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister absent)}

**2005-1013 RZR-05-037**, Premier Planning & Development Group, Single-Family Subdivision, RA-200 to R-ZT, LL003, 3rd District, Parcels 185-187 & 237, 2300 Block of Doc Hughes Road, District 4/Kenerly(Tabled on 9/27/2005) (Tabled to 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/15/2005] {Action: Tabled Motion: Kenerly Second: Green Vote: 4-0 (Bannister absent)}

**2005-1014 RZR-05-038**, Premier Planning & Development Group, Single-Family Subdivision, RA-200 to R-ZT, LL002, 1st District, Parcels 131-134, LL002, 3rd District, Parcel 042B, 2400 Block of Doc Hughes Road, 2400 Block of West Rock Quarry Road, District 4/Kenerly(Tabled on 9/27/2005) (Tabled to 11/22/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/15/2005] {Action: Tabled Motion: Kenerly Second: Green Vote: 4-0 (Bannister absent)}

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**4. Rezonings:**

**2005-1002 RZR-05-039**, PBB, LLC, Single-Family Subdivision, RA-200 to R-100, LL003, 3rd District, Parcel 032, 1500 Block of Mineral Springs Road, 4100 Block of Hog Mountain Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister absent)}

**2005-1015 RZR-05-040**, Parkwood Partners, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL247, 5th District, Parcels 001, 008, 015 & 019, 1600 Block of Brooks Road, District 3/Beaudreau(Tabled on 9/27/2005) (Tabled to 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/18/2005] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Bannister absent)}

**2005-1003 RZR-05-041**, The Quinton Corporation, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL320, 4th District, Parcel 003, 4300 Block of Mink Livsey Road, District 3/Beaudreau[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

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**4. Rezonings:**

**2005-1004 RZR-05-042**, Ron Riley, Single-Family Modified Subdivision, RA-200 to R-100 Mod, LL001, 2nd District, Parcel 204, 900 Block of Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**2005-1005 SUP-05-056**, Ron Riley, Single-Family Modified Subdivision, LL001, 2nd District, Parcel 204, 900 Block of Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Green Vote: 4-0 (Bannister absent)}

**2005-1016 RZR-05-043**, S.F. Properties, Inc, Single-Family Subdivision, R-75 to R-ZT, LL240, 6th District, Parcel 004, 5000 Block of Old Norcross Road, 5000 Block of Marilyn Road, District 2/Nasuti(Tabled on 9/27/2005) (Tabled to 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/18/2005] {Action: Tabled Motion: Nasuti Second: Green Vote: 4-0 (Bannister absent)}

**2005-1017 RZR-05-044**, S.F. Properties, Inc, Single-Family Subdivision, R-75 to R-ZT, LL240, 6th District, Parcel 004, 5000 Block of Old Norcross Road, 2500 Block of Ingram Road, District 2/Nasuti(Tabled on 9/27/2005) (Tabled to 10/25/2005) (Public hearing was not held)[Planning Department Recommendation: Deny] {Action: Tabled Motion: Nasuti Second: Green Vote: 4-0 (Bannister absent)}

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**VIII. New Business**

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

**2005-0983 Amendment-A-05-004** - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article III Definitions, to provide or amend definitions for the terms surplus parking, parking lot and hard surfaced or all weather surface; to Article X Off-Street Automobile Parking And Loading And Unloading Spaces, to amend certain design requirements for parking areas, driveways, and parking lot lighting, and to provide more specific parking ratios for various development types.  
{Action: Approved with Change Motion: Green Second: Beaudreau Vote: 4-0 (Bannister absent)}

**2005-0932 Waiver WVR-0016** to allow a residential subdivision to be developed with private interior streets and drainage system with a gated entranceway. Location is 3400 block Callie Still Road.(Staff Recommendation: Approval with conditions. See attachment for conditions) {Action: Approved Motion: Beaudreau Second: Nasuti Vote: 4-0 (Bannister absent)}

**IX. Comments from Audience**

**X. Adjournment**