



**Gwinnett County Board of Commissioners**  
**Tuesday, January 24, 2006 - 7:00 P. M.**  
**Public Hearing - Agenda**  
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**VI. Old Business**

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

**2005-1426 SUP-05-076**, Folio Property Ventures, LLC, Daycare Center (Reduction in Buffers), LL117, 7th District, Parcel 018, 019 & 087, 2300 Block of Meadow Church Way, 2200 Block of Meadow Church Road, District 1/Green(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-1410 RZM-04-036 (RECONSIDERED BY CONSENT ORDER)**, T&B LLC, Townhomes (Reduction in Buffers), RA-200 to RM-8, LL003, 3rd District, Parcel 462, 4300 Block of Spout Springs Road, District 4/Kenerly(Tabled on 1/17/2006)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 MOD]

**2005-1411 RZM-04-037 (RECONSIDERED BY CONSENT ORDER)**, T&B LLC, Townhomes, RA-200 to RM-8, LL003, 3rd District, Parcel 002, 4300 Block of Spout Springs Road, District 4/Kenerly(Tabled on 1/17/2006)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 MOD]

**2005-1245 RZM-05-042**, Contract Development, LLC, Townhomes, C-1 to R-TH, LL181, 6th District, Parcel 290, 3300 Block of Club Drive, 3300 Block of Rolling Ridge Road, District 1/Green(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**2005-1258 RZM-05-045**, Precision Design & Development, Inc, Townhomes (Reduction in Buffers), RM-10 to R-TH, LL031, 7th District, Parcel 282, 900 Block of Walther Blvd, 800 Block of Tree Creek Blvd, District 4/Kenerly(Tabled on 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**2005-1400 RZR-05-050**, Premier Planning & Development Group, LLC, Single-Family Subdivision, R-100 & RA-200 to R-ZT, LL185, 7th District, Parcels 005, 010, 041 & 171, 3300-3500 Block of Cross Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60]

**2005-1402 RZR-05-052**, Rock Springs Ventures, LLC, Single-Family Subdivision, R-100 to R-ZT, LL149, 7th District, Parcel 012, 500 Block of Rock Springs Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-ZT]

**2005-1404 RZR-05-054**, MBC Properties, LLC, Modified Single-Family Subdivision, RA-200 to R-100 Modified, LL003, 1st District, Parcels 009A, 056, 057, 059, 059, 060, 061, 130 & 176, 3400 Block of Old Thompson Mill Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100]

**2005-1405 SUP-05-012**, MBC Properties, LLC, Modified Single-Family Subdivision, LL003, 1st District, Parcels 009A, 056, 057, 059, 059, 060, 061, 130 & 176, 3400 Block of Old Thompson Mill Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2005-1406 RZR-05-055**, Contract Development, LLC, Single-Family Subdivision, R-75 to R-ZT, LL157, 6th District, Parcels 006, 006A, 006B, 403 & 405, 4100 Block of Burns Road, District 2/Nasuti(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**2005-1409 RZR-05-058**, Poole Mountain, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL002 & 004, 2nd District, Parcels 012, 014, 146, 011, 035 & 042, LL003 & 004, 3rd District, Parcels 255, 011, 011A & 110, 800-1100 Block of Mount Moriah Road, 4500-4700 Block of Clack Road, 1100 Block of Mineral Springs Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

**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 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as ]

**2005-0603 RZR-04-040**, BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL 149, 7th District, Parcel 018, 300 Block of Old Peachtree Road, District 4/Kenerly(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60]

**2005-1428 SUP-05-078**. Contract Development, LLC, Single-Family Conservation Subdivision, LL067, 6th District, Parcel 121, 1900 Block of Parkwood Road, District 3/Beaudreau(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

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

**2005-0722 RZC-05-035**, Melvin Carrol, 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 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

**2005-1125 RZC-05-053**, Sydney Investments, LLC, Commercial Retail Uses, RA-200 to C-2, LL002, 3rd District, Parcel 044, 4000 Block of Braselton Highway, District 3/Beaudreau(Tabled on 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/18/2006]

**2005-1126 RZR-06-005**, Sydney Investments, LLC, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL002, 3rd District, Parcel 044, 4000 Block of Braselton Highway, District 3/Beaudreau(Tabled on 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 4/18/2006]

**2005-1394 RZR-05-045**, Davka, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL261, 5th District, Parcels 004, 008, 009, 010, 011, 012, 2800 Block of New Hope Road, District 3/Beaudreau(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-1395 RZR-05-046**, Montana Development, Inc, Single-Family Conservation Subdivision, RL & RA-200 to R-100 CSO, LL345, 4th District, Parcels 005, 006 & 009, 9000 Block of Hightower Trail, District 3/Beaudreau(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

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

**2005-1396 RZR-05-047**, Davenport Center, Inc, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL002, 3rd District, Parcels 030 & 031, 2900 Block of Braselton Highway, 2100 Block of Cain Circle, District 3/Beaudreau(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**2005-1401 RZR-05-051**, Richardson Housing Group, Inc, Single-Family Conservation Subdivision, R-100 to R-75 CSO, LL132, 5th District, Parcel 003, 500 Block of Hope Hollow Lane, District 3/Beaudreau(Tabled on 12/13/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**2005-1243 TSP-2005-028** 155-ft monopole telecommunications tower with two antennas. Location is 1736 Bramblett Shoals Road. Commission District 3/Beaudreau(Tabled on 11/22/2005)(Staff Recommendation: See attached conditions)(Public hearing was not held)

**1. Change in Conditions:**

**2006-0114 CIC-06-001**, Diversified Development Co. Inc, Automobile Service, C-2 (Change in Conditions), LL126, 5th District, Parcel 003, 600 Block of Athens Highway, 3400 Block of Palmer Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0115 SUP-06-018**, Diversified Development Co. Inc, Automobile Service, C-2, LL126, 5th District, Parcel 003, 600 Block of Athens Highway, 2400 Block of Palmer Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**1. Change in Conditions:**

**2006-0116 CIC-06-002**, Keystone Development Services, LLC, Mini-Warehouse Storage Facility, C-2 (Change in Conditions), LL207, 7th District, Parcel 081, 1700 Block of Peachtree Industrial Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0117 SUP-06-002**, Keystone Development Services, LLC, Mini-Warehouse Storage Facility, C-2, LL207, 7th District, Parcel 081, 1700 Block of Peachtree Industrial Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**VII. Public Hearing**

**2. Special Use Permit:**

**2006-0118 SUP-06-014**, John D. Stephens & Sons, LP, Modified Single-Family Subdivision, R-100, LL096, 6th District, Parcel 001, 1000-1100 Block of Garner Road, 5000 Block of Abbey Lane, District 3/Beaudreau (South of Stream), District 2/Nasuti (North of Stream)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**2006-0119 SUP-06-019**, Sentinel Properties, Inc, Single-Family Conservation Subdivision, R-100, LL183, 7th District, Parcel 001C, 001H & 018, 2400 Block of Mari Donna Lane, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0120 SUP-06-021**, Sue T. Williams, Metal Building Greater than 550 Sq. Ft., R-100, LL095, 7th District, Parcel 040, 1900 Block of Holland Park Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**2. Special Use Permit:**

**2006-0121 SUP-06-022**, Auto Town, Inc, Automobile Sales (Reduction in Buffers), C-2, LL260, 6th District, Parcel 011, 4100 Block of Buford Highway, 4100 Block of Gravitt Trail, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0122 SUP-06-023**, Auto Town, Inc, Automobile Sales (Reduction in Buffers), C-2, LL260, 6th District, Parcel 011, 4100 Block of Buford Highway, 4100 Block of Gravitt Trail, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2006-0123 SUP-06-024**, MBC Properties, LLC, Single-Family Conservation Subdivision, R-75, LL045, 5th District, Parcels, 001, 097, 413, 414, 417-420, 2100-2200 Block of Plantation Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**2006-0124 SUP-06-025**, One Heart Church, Inc, Church, M-1, LL270, 6th District, Parcels 074 & 075, 4800 Block of South Old Peachtree Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0125 SUP-06-027**, Climatized Self-Storage, LLC, C-2, LL035, 7th District, Parcels 026 & 063, 800 Block of Marathon Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0126 SUP-06-028** Climatized Self-Storage, LLC, C-2, LL035, 7th District, Parcels 026 & 063, 800 Block of Marathon Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0138 SUP-05-015 WITHDRAWN**

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**3. Rezonings:**

**2006-0104 RZC-06-001**, Copart of Connecticut, Inc, Salvage Operation/Vehicle Storage Lot, R-100 to M-2, LL272, 4th District, Parcel 002, 6000 Block of Loganville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0105 SUP-06-001**, Copart of Connecticut, Salvage Operation/Vehicle Storage Lot, R-100, LL272, 4th District, Parcel 002, 6000 Block of Loganville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0106 RZC-06-005**, Jerry B. Hulsey, Commercial Retail Uses, R-100 to C-2, LL125, 5th District, Parcels 023 & 028, 700-800 Block of Athens Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0107 RZC-06-009**, Sandra Funes, Office Uses (Reduction in Buffers), R-75 to O-I, LL256, 6th District, Parcel 045, 5000 Block of Buford Highway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 2/21/2006]

**20060108 RZC-06-010**, David W. Osborn, Commercial Retail Uses (Reduction in Buffers), R-100 & O-I to C-2, LL005, 7th District, Parcel 025, 4700 Block of Sugarloaf Parkway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as O-I][Planning Commission Recommendation: Approve with Conditions as O-I]

**2006-0109 RZC-06-011**, JEM Development, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 & M-1 to C-2, LL002, 3rd District, Parcels 038, 039, 084, 092, 101, 105 & 383, 3800 Block of Braselton Highway, 2100-2200 Block of East Rock Quarry Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**3. Rezonings:**

**2006-0110 RZC-06-012**, Suwanee Lawrenceville Partners, LLC, Commercial Retail Uses (Reduction in Buffers), R-100 & O-I to C-2, LL127, 7th District, Parcels 006, 007, 019 & 035, 2500-2600 Block of Lawrenceville Suwanee Road, District 1/Green[Planning Department Recommendation: Approve with Conditions as O-I][Planning Commission Recommendation: Approve with Conditions as O-I]

**2006-0111 RZC-06-013**, Pellerin & Salomon Real Estate Services, Commercial Retail Uses, O-I to C-2, LL020, 6th District, Parcel 126, 4000 Block of Zoar Church Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0112 RZC-06-014**, James A. Crowe, Commercial Retail Uses, C-1 to C-2, LL047, 5th District, Parcel 008, 2300 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-0113 SUP-06-041**, James A. Crowe, Automobile Sales, C-2 (Proposed), LL047, 5th District, Parcel 008, 2300 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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

**2006-0070 Waiver WVR-2005-027** requesting access to a private road with gated entrance. Homeowners Association for Drayton Hall as provisions for Lands Crossing to use their road. Location is 2865 Camp Branch Road, Commission District 4/Kenerly(Staff Recommendation: See attached)

**2006-0071 Waiver WVR-2005-028** requesting the decel lane at project entrance be reduced to area shown on plat (ends at property line). Location is 5448 Spalding Drive. Commission District 2/Nasuti(Staff Recommendation: Approval)

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

**2006-0086 Rezoning A-06-001** - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article XIII Section 1317 Mixed Use Redevelopment (MUR) Overlay District, and Section 1318 Mixed Use Development (MUD) District, to establish a percentage limitation for residential components within MUR and MUD Developments

**2006-0091 Rezoning A-06-002** - Adoption of a policy for the Special Use Permit public hearing schedule to provide for the submission of Conservation Subdivision Overlay (CSO) requests as Special Use Permits; to provide a schedule for the submission of Rezoning requests for the High-Rise Residential (HRR) and Mixed Use Development (MUD) zoning districts; to provide a schedule for the submission of Change-In-Conditions requests; and to revise the fee schedule to establish fees for CSO, HRR and MUD zoning requests.

**VIII. New Business**

**IX. Comments from Audience**

**X. Adjournment**