



**Gwinnett County Board of Commissioners**  
**January 25, 2005 - 7:00 P.M.**  
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**VI. Old Business**

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

- D. RZR-04-040 -** BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL149, 7<sup>th</sup> District, 300 Block of Old Peachtree Road, District 4/Kenerly  
**(Tabled 11/23) (Public hearing was not held)**  
**Tabled 2/22 Public hearing was not held**
- E. RZR-04-045 -** G. Douglas Dillard, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL97, 5<sup>th</sup> District, 4000 Block of Brushy Fork Road, 1000 Block of Old Loganville Road, District 3/Beaudreau  
**(Tabled 12/14) (Public hearing was not held)**  
**Approved with P.C. cond. w/changes BE/K 4-0**
- F. RZC-04-061 -** G. Douglas Dillard, Commercial Retail Uses, RA-200 to C-1, LL97, 5<sup>th</sup> District, 4000 Block of Brushy Fork Road, 1000 Block of Old Loganville Road, District 3/Beaudreau  
**(Tabled 12/14) (Public hearing was not held)**  
**Approved with conditions BE/K 4-0**
- G. RZC-04-062 -** G. Douglas Dillard, Commercial Retail Uses, RA-200 to C-1, LL97, 5<sup>th</sup> District, 4000 Block of Brushy Fork Road, 1000 Block of Old Loganville Road, District 3/Beaudreau  
**(Tabled 12/14) (Public hearing was not held)**  
**Approved as O-I w/cond. with changes BE/K 4-0**

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**VI. Old Business**

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

- H. RZR-04-051** – Taji Rajani, Paintball Facility, R-100 to RA-200, LL26, LL53, 7<sup>th</sup> District, 1000 Block of Braselton Highway, District 4/Kenerly  
**(Tabled 1/2/14) (Public hearing was held)**  
**Denied K/G 4-0**
  
- I. SUP-04-039** – Taji Rajani, Paintball Facility, LL26, LL53, 7<sup>th</sup> District, 1000 Block of Braselton Highway, District 4/Kenerly  
**(Tabled 12/14) (Public hearing was held)**  
**Denied K/G 4-0**

**VII. Public Hearing**

**1. Transportation/Brian Allen**

- A. Approval** of incorporation into Gwinnett County Speed Hump Program: Kittery Point (Kittery Drive) (#4486-11) – Estimated cost: \$7,735.00 – 2001 Sales Tax Program – District 3/Beaudreau  
**Approved BE/G 4-0**
  
- B. Approval** of incorporation into Gwinnett County Speed Hump Program: Rabbit Hill Circle (#4486-01) – Estimated cost: \$4,641.00 – 2001 Sales Tax Program – District 3/Beaudreau  
**Approved BE/K 4-0**

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**2. Change in Conditions:**

- A. CIC-05-001** – Precision Design & Dev. Co., Inc., Change in Conditions, LL156, 7<sup>th</sup> District, 1400 Block of Old Peachtree Road, District 1/Green  
**Tabled 2/22 Public hearing was not held**
  
- B. CIC-05-002** – Arbor Wood Developers, Inc., Change in Conditions, LL2, 1<sup>st</sup> District, 2700 Block of Thompson Mill Road, District 4/Kenerly  
**Tabled 2/1 Public hearing was held**
  
- C. CIC-05-003** – Sugarloaf Marketplace, LLC, Change in Conditions (Remove Square Footage Restriction), LL81, 7<sup>th</sup> District, 1800 Block of Duluth Highway, 2000 Block of Atkinson Road, District 1/Green  
**Approved with P.C. rec. G/K 4-0**

**3. Special Use Permits:**

- A. SUP-05-013** – Eun Mi Lee, Church (Reduction in Buffers), LL102, 7<sup>th</sup> District, 2200 Block of Sunny Hill Road, District 4/Kenerly  
**Approved with P.C. rec. w/change K/BE 4-0**
  
- B. SUP-05-015** – Engineering Management, Inc., Veterinary Clinic, LL334, 5<sup>th</sup> District, 3000 Block of Winder Highway, District 3/Beaudreau  
**Approved with P.C. rec. w/changes BE/K 4-0**

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**3. Special Use Permits:**

- C. SUP-05-016 -** Gretchen V. Jaccino, Home Occupation (Occupational Therapy), LL10, 6<sup>th</sup> District, 3600 Block of South Rockbridge Road, District 3/Beaudreau  
**Approved with P.C. rec. BE/K 4-0**

**4. Rezonings:**

- A. RZC-05-001 –** Tuxedo Advertising, Inc., Office Uses (Reduction in Buffers), R-75 to O-I, LL211, 6<sup>th</sup> District, 1900 Block of Beaver Ruin Road, 4800 Block of Satellite Blvd, District 2/Nasuti  
**Approved by P & D & P.C. rec. K/BE 4-0**
- B. RZC-05-002 –** Gary Harvin, Automobile Service, O-I to C-2, LL52, 6<sup>th</sup> District, 2000 Block of Parkwood Road, District 3/Beaudreau  
**Approved with P.C. cond. BE/K 4-0**
- C. SUP-05-018 –** Gary Harvin, Automobile Service, LL52, 6<sup>th</sup> District, 2100 Block of Parkwood Road, District 3/Beaudreau  
**Approved with P.C. cond. BE/K 4-0**
- D. RZC-05-004 -** AG Armstrong Development, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL1, 2<sup>nd</sup> District, 1100 Block of Auburn Road, District 3/Beaudreau  
**Approved as C-2 & O-I with P.C. cond. w/change BE/K 4-0**

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**4. Rezoning:**

- E. RZC-05-005** – Sean Chang, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL189, 6<sup>th</sup> District, 1400 Block of Pirkle Road, 5800 Block of Singleton Road, District 2/Nasuti  
**Tabled 2/1 Public hearing was held**
- F. RZC-05-006** - Athar M. Ali, Convenience Store (Reduction in Buffers), RA-200 to C-2, LL4, 3<sup>rd</sup> District, 5100 Block of Braselton Hwy., 1300 Block of Dee Kennedy Road, District 4/Kenerly  
**Approved with P.C. rec. with change K/G 4-0**
- G. RZC-05-007** - Halpern Enterprises, LLC, Commercial Retail Uses, R-100 & C-1 & M-1 to C-2, LL335, LL336, 4<sup>th</sup> District, 4500 Block of Lee Road, 4500 Block of Mink Livsey Road, District 3/Beaudreau  
**Tabled 2/22 Public hearing was not held**
- H. RZC-05-008** - Key Builders, Inc., Commercial Retail Uses (Reduction in Buffers), RA-200 & R-100 to C-2, LL33, 6<sup>th</sup> District, 2700 Block of Centerville Hwy., District 3/Beaudreau  
**Tabled 2/22 Public hearing was not held**

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**4. Rezoning:**

- I. RZC-05-009 -** Larry J. Owens, Commercial Retail Uses (Reduction in Buffers), R-100 to C-1, LL2, 7<sup>th</sup> District, 2500 Block of Cruse Road, District 4/Kenerly  
**Approved by P.D. & P.C. rec. K/BE 4-0**
- J. SUP-05-003 -** Larry J. Owens, Restaurant (Reduction in Buffers), LL2, 7<sup>th</sup> District, 2500 Block of Cruse Road, District 4/Kenerly  
**Approved by P.D. & P.C. rec. K/BE 4-0**
- K. RZC-05-010 -** Spout Springs Partners, Personal Care Home (Congregate) (Reduction in Buffers), RA-200 to C-2, LL3, 3<sup>rd</sup> District, 4300 Block Spout Springs Road, District 3/Beaudreau  
**Tabled 3/22 Public hearing was not held**
- L. RZC-05-011 -** Calvin D. Cartwright, Commercial Retail Uses (Reduction in Buffers), RM to C-2, LL117, 7<sup>th</sup> District, 2500 Block of Boggs Road, 2200 Block of Duluth Highway, District 1/Green  
**Approved with P.C. rec. G/BE 4-0**
- M. RZC-05-012 -** Neville Anderson, Sr., Office Uses (Reduction in Buffers), R-100 to O-I, LL58, 6<sup>th</sup> District, 2300 Block Rockbridge Road, District 3/Beaudreau  
**Denied w/out prejudice BE/K 4-0**

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**4. Rezonings:**

- N. RZC-05-013** - Los Campadres Automotive, Automobile Service, C-1 to C-2, LL258, 6<sup>th</sup> District, 2800 Block of Pittman Circle, District 2/Nasuti  
**Tabled 2/22 Public hearing was not held**
- O. SUP-05-005** - Los Compadres Automotive, Automobile Service, LL258, 6<sup>th</sup> District, 2800 Block of Pittman Circle, District 2/Nasuti  
**Tabled 2/22 Public hearing was not held**
- P. RZC-05-014** - Brian Brumfield, Commercial Retail Uses, M-1 to C-2, LL216, 6<sup>th</sup> District, 6100 Block of Brook Hollow Pkwy., 5800 Block Jimmy Carter Blvd., District 2/Nasuti  
**Approved with P.C. rec. K/G 4-0**

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

- A. BDP2004-001** – Burial Disturbance Permit – Relocate from 3 to 7 graves from existing site to an established commercial cemetery. Location is 2280 Duluth Highway. District 1/Green  
**Approved G/K 4-0**
- B. CRC2004-00003** – Application of E. B. Burney Construction Company for MRPA Certification on behalf of Jim Santo to add a garage and swimming pool addition at 4517 Ridgeway Drive, Lot 11D of Riverview Estates unit 3, located in the Chattahoochee River Corridor. This property is located on Parcel 050, LL328, 6<sup>th</sup> District of Gwinnett County, Georgia.  
**Approved K/G 4-0**



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

- C. CRC2004-00004** – Application of Gary Kogan for MRPA Certificate on behalf of Jim Santo to construct one single family residence on 1.328 acres at 4539 Bush Road. The lot is partially in the river corridor. This property is located on Parcel 025, LL299, 6<sup>th</sup> District of Gwinnett County, Georgia.  
**Approved G/K&BE 4-0**
- D. CRC2004-00005** – Application of J.S. Brooks for MRPA Certificate to construct one single family residence and swimming pool on 1.364 acres at 4409 Riverview Drive, Lot 7B of Riverview Estates Unit 1, located in the Chattahoochee River Corridor. This property is located on Parcel 20, LL330, 6<sup>th</sup> District of Gwinnett County, Georgia.  
**Approved BE/K 4-0**
- E. Request** to reschedule rezoning applications. The applicant (Precision Design & Development) requests that an application currently scheduled for February 2005 and September 2005 public hearings be rescheduled for concurrent hearings in February 2005. RZM-05-001 is a RM-8 request presently scheduled for February 2005, and RZR-05-029 is a R-ZT Detached request scheduled for September 2005. The properties are located at West Park Place Boulevard. District 3/Beaudreau  
**Approved BE/K 4-0**
- F. Request** to reschedule rezoning applications. The applicant (Willie Properties, LLC) requests that an application currently scheduled for February 2005 and March 2006 public hearings be rescheduled for concurrent hearings in February 2005. RZM-05-011 and RZM-05-012 are R-ZT Attached requests presently scheduled for February 2005, and RZR-06-001 is a R-ZT Detached request scheduled for March 2006. The properties are located at South Side Road. District 4/Kenerly  
**Approved K/BE 4-0**

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

- G. TSP2004-00041** – Tall Structure Permit – Construction of a church with a 93' 4" tall steeple. Location is 3836 Oak Grove Road. District 3/Beaudreau  
**Approved BE/G 4-0**
- H. TSP2004-00043** – Tall Structure Permit – Construction of a 184' 6" tall monopole telecommunications tower structure with ground equipment. Location is 1662 Collins Hill Road. District 4/Kenerly  
**Tabled 2/22 Public hearing was not held**
- I. Waiver WVR2004-029** – Request the elimination of the requirement for the construction of sidewalks adjacent to the proposed project frontage on Jimmy Carter Blvd. Location is 5575 Jimmy Carter Blvd. District 1/Green  
**Approved G/K 4-0**
- J. Waiver WVR2004-031** – Request the elimination of the requirement for the construction of 868' of sidewalks adjacent to a portion of the proposed project frontage on Mink Livsey Road. Location is 4700 Block of Mink Livsey Road. District 3/Beaudreau  
**Tabled 2/1 Public hearing was not held**

**VIII. Comments from Audience**

**IX. Adjournment**