

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

**February 22, 2005 – 7:00 P.M.**

## **A G E N D A**

- I. Call to Order, Invocation, Pledge to Flag**
- II. Opening Remarks by Chairman**
- III. Approval of Agenda**
- IV. Approval of Minutes:      February 15, 2005 – Executive Session  
   February 15, 2005  
   February 22, 2005 – Executive Session**
- V. Announcements**
- VI. Old Business**
  - 1. Planning & Development/Michael Williams**
    - 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 1/25) (Public hearing was not held)**  
**Approved with P.C. rec. G/N 5-0**
    - B. 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 1/25) (Public hearing was not held)**  
**Tabled 3/22 Public hearing was not held**
    - C. 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 1/25) (Public hearing was not held)**  
**Approved with conditions BE/K 5-0**

**Gwinnett County Board of Commissioners  
February 22, 2005 – 7:00 P.M.**

**Agenda  
Page 2**

**VI. Old Business**

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

- D. 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 1/25) (Public hearing was not held)**  
**Approved as O-I with conditions BE/K 5-0**
- E. 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 1/25) (Public hearing was not held)**  
**Approved with Staff rec. cond. with added conditions N/K&G 5-0**
- F. SUP-05-005 -** Los Compadres Automotive, Automobile Service, LL258, 6<sup>th</sup> District, 2800 Block of Pittman Circle, District 2/Nasuti  
**(Tabled 1/25) (Public hearing was not held)**  
**Approved with Staff rec. cond. with added conditions N/K&G 5-0**
- G. 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 1/25) (Public hearing was not held)**  
**Denied K/N&BE 5-0**
- H. 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)**  
**Approved BE/K 5-0**

**Gwinnett County Board of Commissioners**  
**February 22, 2005 – 7:00 P.M.**  
**Agenda**  
**Page 3**

**VII. Public Hearing**

**1. Support Services/Connie Hinson**

- A. Approval** to abandon a portion of a public road known as Bryant Drive, authorization for Chairman to execute a Quitclaim Deed(s) in Land Lot(s) 334 of the 4<sup>th</sup> Land District, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 3/Beaudreau **Approved BE/K 5-0**
- B. Approval** to abandon a portion of a public road known as Gateway Drive, authorization for Chairman to execute a Quitclaim Deed(s) in Land Lot(s) 277 of the 6<sup>th</sup> Land District, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 2/Nasuti **Approved N/BE 5-0**
- C. Approval** to abandon a portion of a public road known as Shara Lane, authorization for Chairman to execute a Quitclaim Deed(s) in Land Lot 004 of the 7<sup>th</sup> Land District and Land Lots 048 and 049 of the 5<sup>th</sup> Land District, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly **Approved K/BE 5-0**

**2. Change in Conditions:**

- A. CIC-04-028 –** Ironworks Land Development, Allow Active Recreation, LL238, 5<sup>th</sup> District, Parcel 004, 200 Block of East Rock House Road, District 4/Kenerly **Approved with changes K/N 5-0**
- B. CIC-05-004 –** Colson & Colson Construction Co., Personal Care Home (Congregate), LL12, 5<sup>th</sup> District, Parcel 3A and 89, 2800-2900 Block of Five Forks Trickum Road, 700-800 Block of Ronald Reagan Parkway, District 3/Beaudreau **Approved with P.C. and Staff conditions BE/K 5-0**

**Gwinnett County Board of Commissioners  
February 22, 2005 – 7:00 P.M.**

**Agenda  
Page 4**

**VII. Public Hearing**

**3. Map Change Requests:**

- A. MCR-05-001 -** P. Edward Pruett, Etal, Commercial/Retail, LL1, 1<sup>st</sup> District, Parcel 066, 068, 069 and 126, 3100 Block of Hamilton Mill Road, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**
- B. MCR-05-002 –** Ray Lunsford, Etal, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 003A, 003B, 003D, 003E, 012, 022, 029, 066 and 139, 3400-3500 Blocks of Hamilton Mill Road, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**
- C. MCR-05-003 –** William M. Maddox, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 011, 3400 Block of Hamilton Mill Road, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**
- D. MCR-05-004 –** Terence J. Keneipp, Etal, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 123 and 064, 3500 Block of Hamilton Mill Road, 3400 Block of Camp Branch Road, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**
- E. MCR-05-005 –** Bobby E. Keck, Etal, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 002, 003, 003G, 003F, 141, 145, 3400-3500 Blocks Hamilton Mill Road, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**

**Gwinnett County Board of Commissioners**  
**February 22, 2005 – 7:00 P.M.**  
**Agenda**  
**Page 5**

**VII. Public Hearing**

**3. Map Change Requests:**

- F. MCR-05-006** – Ray Lunsford, Etal, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 044 and 062, 3400 Block of Hamilton Mill Road, 3400 Block of Old Oaks Road, 3400 Block of Mari Donna Lane, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**
- G. MCR-05-007** – Robert A. Polensek, Etal, Commercial/Retail, LL183, 7<sup>th</sup> District, Parcel 001A and 001B, 3400 Block of Hamilton Mill Road, 3400 Block Mari Donna Lane, District 4/Kenerly  
**Tabled 1<sup>st</sup> meeting in April Public hearing was held**

**4. Special Use Permits:**

- A. SUP-05-017** – Bobby Keys, Car Racing Team (Reduction in Buffers), LL94, 6<sup>th</sup> District, Parcel 004, 1000 Block of Rockbridge Road, District 3/Beaudreau  
**Tabled 3/22 Public hearing was held**
- B. SUP-05-019** – Julia H. Gibriel, Tire Store, LL257, 6<sup>th</sup> District, Parcel 002, 025, and 064, 5000 Block of Buford Highway, District 2/Nasuti  
**Tabled 4/26 Public hearing was not held**
- C. SUP-05-020** – Thomas Enterprises, Inc., Building Height Increase to 58 Feet, LL317, 6<sup>th</sup> District, Parcel 001, 5100-5200 Block of Peachtree Corners Circle, District 2/Nasuti  
**Approved with P.D. & P.C. rec. N/G 5-0**

**Gwinnett County Board of Commissioners**  
**February 22, 2005 – 7:00 P.M.**  
**Agenda**  
**Page 6**

**VII. Public Hearing**

**5. Rezoning:**

- A. RZM-05-001** – Precision Design & Development, Townhomes, M-1 to RM-8, LL59, 6<sup>th</sup> District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau  
**Tabled 3/22 Public hearing was not held**
- B. RZR-05-029** – Precision Design & Development, Single-Family Detached Subdivision, M-1 to R-ZT, LL59, 6<sup>th</sup> District, Parcel 1B, 2100-2200 Block of West Park Place, District 3/Beaudreau  
**Tabled 3/22 Public hearing was not held**
- C. RZM-05-003** – The Southlake Group, Townhomes, C-2 and R-ZT to RM-8, LL47, 5<sup>th</sup> District, Parcel 001A, 088 and 517, 2100-2200 Block of Lawrenceville Highway, 0-100 Block of Arnold Road, District 4/Kenerly  
**Approved as R-ZT with P.C. rec. K/G&N 5-0**
- D. RZM-05-004** - A & P Partners, LLC, Townhomes (Reduction in Buffers), RA-200 to R-ZT, LL272, 5<sup>th</sup> District, Parcel 007, 300 Block of Rabbit Hill Road, District 3/Beaudreau  
**Tabled 3/22 Public hearing was not held**
- E. RZM-05-005** – Broad Creek Lane Co., LLC, Townhomes, C-2 to RM-13, LL54, 6<sup>th</sup> District, Parcel 023, 2100 Block of Killian Hill Road, 4200 Block of Paxton Lane, District 3/Beaudreau  
**Denied BE/K 5-0**

**Gwinnett County Board of Commissioners  
February 22, 2005 – 7:00 P.M.**

**Agenda  
Page 7**

**VII. Public Hearing**

**5. Rezoning:**

- F. RZM-05-006** – Southeast Real Estate Fund #2 Inc., Townhomes (Reduction in Buffers), RA-200 to RM-10, LL178, 7<sup>th</sup> District, Parcel 010, 3300 Block of Cross Road, District 4/Kenerly  
**Approved as RM-10 with conditions K/N 5-0**
- G. RZM-05-008** – Melvin Carrol, Townhomes (Reduction in Buffers), RA-200 to RM-8, LL95, 7<sup>th</sup> District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau  
**Tabled 3/22 Public hearing was not held**
- H. RZM-05-009** – Premier Planning & Development, Townhomes (Reduction in Buffers), R-75 to RM-10, LL177, 6<sup>th</sup> District, Parcel 014A, 1100 Block of Pleasant Hill Road, 3700 Block of Rod Place, District 1/Green  
**Tabled 3/22 Public hearing was not held**
- I. RZM-05-010** – The Vantage Development Group, Townhomes, MH to RM-8, LL40, 6<sup>th</sup> District, Parcel 010 and 143, 2900 Block of South Rockbridge Road, District 3/Beaudreau  
**Denied w/out prejudice BE/K 5-0**

**Gwinnett County Board of Commissioners**

**February 22, 2005 – 7:00 P.M.**

**Agenda**

**Page 8**

**VII. Public Hearing**

**5. Rezoning:**

- J. RZM-05-011** – Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7<sup>th</sup> District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly  
**Tabled 4/26 Public hearing was not held**
- K. RZM-05-012** – Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7<sup>th</sup> District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly  
**Tabled 4/26 Public hearing was not held**
- L. RZR-06-001** – Willie Properties, LLC, Single-Family Detached Subdivision, R-75 to R-ZT, LL230, 7<sup>th</sup> District, Parcel 004, 0-100 Block of South Side Road, District 4/Kenerly  
**Tabled 4/26 Public hearing was not held**
- M. RZM-05-013** – Will Stolz, Townhomes, M-1 to RM-8, LL284, 6<sup>th</sup> District, Parcel 049, 300-400 Block of Technology Parkway, 3200-3400 Block of Westech Drive, District 2/Nasuti  
**Approved with P.C. cond. with changes N/K 5-0**
- N. RZM-05-014** – Guo Peng, LLC, Townhomes, C-2 to RM-13, LL190, 6<sup>th</sup> District, Parcel 231, 6000 Block of Singleton Road, District 2/Nasuti  
**Tabled 3/22 Public hearing was not held**

**Gwinnett County Board of Commissioners**  
**February 22, 2005 – 7:00 P.M.**  
**Agenda**  
**Page 9**

**VII. Public Hearing**

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

- A. Approval** to hold a public hearing for the 2004 update to the 2020 Comprehensive Plan.  
**Approved BE/K 5-0**
- B. Approval** of request to reschedule rezoning applications. The applicant (Legacy Academy c/o Mill Creek Consulting) requests that associated applications currently scheduled for October 2005 and March 2006 public hearings be rescheduled for concurrent hearings in October 2005. RZC-05-050 is an O-I request with a Special Use Permit (SUP-05-023) scheduled for October 2005. RZR-06-013 is an R-ZT Detached request scheduled for March 2006. The properties are located at Braselton Highway. District 4/Kenerly  
**Approved K/G 5-0**

**VIII. New Business**

**1. Law Department/Karen Thomas**

- A. Approval** of Resolution regarding Declaration of Taking procedures for condemnation proceeding regarding the property of LARRY WINTON DAVIS and BETTY IMOGENE GRANT DAVIS, property located in Land Lot 92 of the 7th District, Gwinnett County, Georgia, consisting of 47,185 square feet of permanent easement and 50,295 square feet of temporary construction easement. Prospect Road Sanitary Sewer Easement, \$25,100.00, District 4/Kenerly  
**Approved K/BE 5-0**

**Gwinnett County Board of Commissioners**  
**February 22, 2005 – 7:00 P.M.**  
**Agenda**  
**Page 10**

**VIII. New Business**

**1. Law Department/Karen Thomas**

- B. Approval** of a Resolution regarding Declaration of Taking procedures for condemnation proceeding regarding the property of MARION JOSEPH BRYANT; LINDA ANN BRYANT; and SUNTRUST MORTGAGE, INC., property located in Land Lot 92 of the 7th District, Gwinnett County, Georgia, consisting of 8,190 square feet of permanent easement and 6,315 square feet of temporary construction easement. Prospect Road Sanitary Sewer Easement, \$5,100.00, District 4/Kenerly  
**Approved K/BE 5-0**

**IX. Comments from Audience**

**X. Adjournment**