



# Gwinnett County Board of Commissioners

Tuesday, May 22, 2007 - 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:

Business Session: May 15, 2007  
Executive Session: May 22, 2007  
{Action: Approved Motion: Green Second: Nasuti  
Vote: 5-0}

### V. Announcements

- Resolution of Recognition: Employee Commendation – Van Stephens  
{Action: Approved Motion: Green Second: Kenerly Vote: 5-0}

### VI. Old Business

#### 1. Planning & Development/Glenn Stephens

2007-0611 CIC-07-013, Applicant: Tawana Gray, Owner: Tawana Gray, to Change Conditions of Zoning for Property Zoned O-I, District 6 Land Lot 058 Parcel 257, 2400 Block of West Park Place Boulevard, 0.93 Acres, District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/19/2007)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 2**

**VI. Old Business**

**1. Planning & Development/Glenn Stephens**

**2007-0612 CIC-07-014**, Applicant: Kids R Kids International, Inc., Owner: Antonio Q. Banguilan, to Change Conditions of Zoning for Property Zoned C-2 (Reduction in Buffers), District 3 Land Lot 002 Parcel 121, 4200 Block of Jim Moore Road, 2.4 Acres, District 3/Beaudreau(**Tabled on 5/22/2007**) (**Tabled to 6/26/2007**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2007-0615 MUR-07-002**, Applicant: Satellite Realty Holdings, LLC, Owners: Satellite Realty Holdings, LLC and Singleton Creek, Inc., Mixed-Use Redevelopment, District 7 Land Lot 079 Parcel 008 and District 7 Land Lot 118 Parcel 002, 2600 - 2700 Block of Satellite Boulevard and 2000 Block of Boggs Road, 84.87 Acres, District 1/Green(**Tabled on 5/22/2007**) (**Tabled to 6/26/2007**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {**Action: Tabled Motion: Green Second: Nasuti Vote: 5-0**}

**2006-1189 RZM-06-015**, Applicant: Asian Village Atlanta, Owner: MJE Corporation & WG-75, M-1 to R-TH, Townhomes and Villas, District 6 Land Lot 251 Parcel 002, 6600 Block of Governors Lake Parkway, 2700-2800 Block of Jones Mill Road, 23.58 Acres, District 2/Nasuti(**Tabled on 5/22/2007**)(**Tabled Indefinitely**)(**Public hearing was not held**)[Planning Commission Recommendation: Deny without Prejudice] {**Action: Tabled Motion: Green Second: Beaudreau Vote: 3-0-2 (Kenerly & Nasuti Abstained)**}

**2006-1190 CIC-06-025**, Applicant: Asian Village Atlanta, Owner: MJE Corporation & WG-75, to Change Conditions of Zoning for Property Zoned C-2, District 6 Land Lot 276 Parcel 057, 3000 Block of Governors Lake Drive, 6800 Block of Peachtree Industrial Boulevard, 7.13 Acres, District 2/Nasuti(**Tabled on 5/22/2007**)(**Tabled Indefinitely**)(**Public hearing was not held**) [Planning Commission Recommendation: Deny without Prejudice] {**Action: Tabled Motion: Green Second: Beaudreau Vote: 3-0-2 (Kenerly & Nasuti Abstained)**}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 3**

**VI. Old Business**

**1. Planning & Development/Glenn Stephens**

**2006-1796 RZR-06-052**, Applicant: Paul Fekete, Owner: Paul Fekete, RA-200 to R-100 CSO, Single-Family Conservation Subdivision, District 5 Land Lot 317 Parcels 016, 021, and 052, 3000 Block of Luther Wages Road, 49.64 Acres, District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2006-1797 SUP-06-056**, Applicant: Paul Fekete, Owner: Paul Fekete, R-100 CSO (Proposed) Single-Family Conservation Subdivision, District 5 Land Lot 317, Parcels 016, 021 & 052, 3000 Block of Luther Wages Road, 49.64 Acres, District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0419 RZR-07-001**, Applicant: Leafwood Corporation, Owners: Mickey H. McKenzie, H.C. & Mary McKenzie, R-100 to R-60, Single-Family Subdivision, District 6 Land Lot 004 Parcels 040, 041, and 174, 4000-4100 Block of Egypt Road, 9.94 Acres, District 3/Beaudreau(Tabled on 3/27/2007)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Deny without Prejudice] {Action: Denied Without Prejudice Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0432 RZR-07-003**, Applicant: T. K. Moreland, Owner: T.K. Moreland, RA-200 to R-100 CSO, Single-Family Conservation Subdivision, District 5 Land Lot 246 Parcels 006 and 129, 1000 Block of Campbell Road, 21.10 Acres, District 3/Beaudreau(Tabled on 4/24/2007)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 MOD] {Action: Approved with Stipulations as R-100 Modified Motion: Beaudreau Second: Kenerly Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 4**

**VI. Old Business**

**1. Planning & Development/Glenn Stephens**

**2007-0433 SUP-07-004**, Applicant: T. K. Moreland, Owner: T.K. Moreland, for a Special Use Permit in an R-100 CSO (Proposed), District 5 Land Lot 246 Parcels 006 and 129, 1000 Block of Campbell Road, 21.10 Acres, District 3/Beaudreau(Tabled on 4/24/2007)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 MOD] {Action: Approved with Stipulations as R-100 Modified Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0436 RZR-07-012**, Home Crafters, Inc., Modified Single-Family Subdivision, RA-200 to R-100 Modified, LL003, 2nd District, Parcels 023 and 209, 400 Block of Auburn Road. District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0437 SUP-07-015**, Home Crafters, Inc., Modified Single-Family Subdivision, R-100 (Proposed), LL003, 2nd District, Parcels 023 and 209, 400 Block of Auburn Road. District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 5**

**VII. Public Hearing**

**1. Support Services/Connie Hinson**

**2007-0747 Approval/authorization** of a public hearing and abandonment of a portion of a public road known as Lake Lucerne Road, authorization for Chairman to execute a quitclaim deed in land lot 063B of the 6th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 3/Beaudreau(Staff Recommendation: Approval) {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2. Change in Conditions:**

**2007-0709 CIC-07-016**, Applicant: White Oak Clusters, LLC, Owner: White Oak Clusters, LLC, to Change Conditions (Reduction in Buffers) of Zoning for Property Zoned C-2, District 3 Land Lot 003 Parcel 020, District 3 Land Lot 003 Parcel 098, 1400 Block of Mount Moriah Road, 4800 Block of Braselton Highway, 6.34 Acres, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0710 RZC-08-010**, Applicant: White Oak Clusters, LLC, Owner: White Oak Clusters, LLC, RA-200 to C-2, Commercial Retail Uses (Reduction in Buffers), District 3 Land Lot 003 Parcel 334, 1400 Block of Mount Moriah Road, 1.83 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 6**

**VII. Public Hearing**

**2. Change in Conditions:**

**2007-0711 CIC-07-017**, Applicant: Yellow Fever Group, LLC, Owner: Yellow Fever Group, LLC, to Change Conditions of Zoning for Property Zoned R-ZT, District 5 Land Lot 014 Parcel 052, 2800 Block of Oak Road, 56.09 Acres, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0712 CIC-07-018**, Applicant: The Shire of Georgia, Inc., Owner: Dennis Oliver, Owner: Delores Oliver, to Change Conditions of Zoning for Property Zoned C-2 and O-I, District 3 Land Lot 002 Parcel 115, District 3 Land Lot 002 Parcel 116, District 3 Land Lot 002 Parcel 118, District 3 Land Lot 002 Parcel 119, District 3 Land Lot 002 Parcel 144, 3500 Block of Braselton Highway, 33.76 Acres, District 3/Beaudreau(Planning Department Recommendation: Approve with Conditions)[Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0713 CIC-07-019**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Ascot Investment Company, Inc., to Change Conditions of Zoning for Property Zoned R-TH, District 7 Land Lot 031 Parcel 282, 900 Block of Walther Boulevard, 800 Block of Tree Creek Boulevard, N.W., 28.63 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 7**

**VII. Public Hearing**

**3. Moved In House:**

**2007-0733 MIH-07-001**, Applicant: Greene Investments, R-75 Zoning District, for a Moved-In-House, District 6 Land Lot 261 Parcel 031, 3696 Woodberry Drive, 0.48 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}**

**4. Special Use Permit:**

**2007-0723 SUP-07-049**, Applicant: John D. Botero, Owner: John D. Botero, for a Special Use Permit in an R-100 Zoning District to Allow a Church, District 7 Land Lot 017 Parcel 023, 1900 Block of Hurricane Shoals Road, 3.49 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}**

**2007-0724 SUP-07-050**, Applicant: The Lords Presbyterian Church, Owner: Peachtree Crest Professional Office, LLC, for a Special Use Permit in an M-1 Zoning District to Allow a Church, District 7 Land Lot 206 Parcel 266, 3700 Block of Peachtree Crest Drive, 3.31 Acres, 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 (Kenerly Out of Room)}**

**2007-0725 SUP-07-052**, Applicant: Duke Construction Limited Partnership, Owner: Duke Construction Limited Partnership, for a Special Use Permit in a C-2 Zoning District to Allow Building Height Increase, District 7 Land Lot 115 Parcel 012, 2000 Block of Satellite Boulevard, 6300 Block of Sugarloaf Parkway, 4.61 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Green Second: Beaudreau Vote: 5-0}**

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 8**

**VII. Public Hearing**

**4. Special Use Permit:**

**2007-0726 SUP-07-053**, Applicant: Amazing Cars, Inc., Owner: Roman International, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales, District 6 Land Lot 052 Parcel 006C, 3500 Block of Stone Mountain Highway, 1.70 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0727 SUP-07-054**, Applicant: Hamilton Mill 755, LLC, Owner: Hamilton Mill 755, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Tire Store, District 3 Land Lot 002 Parcel 077, 3200 Block of Sardis Church Road, 2500-2600 Block of Hamilton Mill Road, 1.83 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0728 SUP-07-055**, Applicant: Storesmart of Buford, LLC, Owner: Storesmart of Buford, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Mini-Warehouse Storage Facility, District 7 Land Lot 146 Parcel 023, 1200 Block of Laurel Drive, 2.27 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0729 SUP-07-060**, Applicant: Storesmart of Buford, LLC, Owner: Storesmart of Buford, LLC, For a Special Use Permit in a C-2 Zoning District to Allow a Building Height Increase, District 7 Land Lot 146 Parcel 023, 1200 Block of Laurel Drive, 2.27 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}



**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 9**

**VII. Public Hearing**

**4. Special Use Permit:**

**2007-0730 SUP-07-056**, Applicant: Gui Bin Wang & Ru Juan Xing, Owner: Gui Bin Wang & Ru Juan Xing, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Service, District 6 Land Lot 247 Parcel 021, 2600 Block of Pleasantdale Road, 0.52 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Green Vote: 5-0}

**2007-0731 SUP-07-057**, Applicant: Brooks Land, Inc., Owner: Brooks Land, Inc., for a Special Use Permit in an R-100 Zoning District to Allow a Single-Family Conservation Subdivision, District 7 Land Lot 130 Parcel 399, 600-700 Block of Oracle Drive, 39.01 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0732 SUP-07-058**, Applicant: Barker, Cunningham, Barrington Architects, Owner: First Chinese Baptist Church, for a Special Use Permit in an RA-200 Zoning District to Allow a Church, District 6 Land Lot 237, Parcel 003A, 2500 Block of Gravitt Road, 4.24 Acres, District 2/Nasuti(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Nasuti Second: Green Vote: 5-0}

**5. Rezonings:**

**2007-0705 RZC-08-027**, Applicant: Knoll Construction, LLC, Owner: Minnie Wright, et al, R-75 to C-2, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 205 Parcel 003A, District 7 Land Lot 205 Parcel 003B, District 7 Land Lot 205 Parcel 028, 2200 Block of Buford Highway, 7500 Block of Sugarloaf Parkway, 7.55 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 10**

**VII. Public Hearing**

**5. Rezoning:**

**2007-0704 RZM-07-010**, Applicant: Ray-Tetterton, LLC, Owner: Jerry Loftice, et al, R-75 and R-100 to R-TH, Townhomes (Reduction in Buffers), District 7 Land Lot 200 Parcel 095, District 7 Land Lot 205 Parcel 003B, District 7 Land Lot 205 Parcel 004, District 7 Land Lot 205 Parcel 019, District 7 Land Lot 205 Parcel 028, District 7 Land Lot 205 Parcel 093, 2200-2100 Block of Buford Highway, 7500 Block of Sugarloaf Parkway, 2100 Block of Post Oak Drive, 15.60 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

**2007-0706 RZC-08-018**, Applicant: Johnson Road Properties, LLC, Owner: John W. Heard, R-100 to O-I, Daycare Center (Reduction in Buffers), District 7 Land Lot 318 Parcel 047, 5500 Block of Suwanee Dam Road, 5500 Block of Kennedy Road, 2.25 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 8/28/2007)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 08/21/2007] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0707 SUP-08-004**, Applicant: Johnson Road Properties, LLC, Owner: John W. Heard, for a Special Use Permit in an O-I (Proposed) Zoning District to Allow a Daycare Center, District 7 Land Lot 318 Parcel 047, 5500 Block of Suwanee Dam Road, 5500 Block of Kennedy Road, 2.25 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 8/28/2007)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 08/21/2007] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 11**

**VII. Public Hearing**

**5. Rezonings:**

**2007-0714 RZC-07-032**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: James M. Williams, Jr. Real Estate Company, et al, M-1 to C-2, Commercial Retail Uses, District 6 Land Lot 060 Parcel 064, 2000 Block of West Park Place Boulevard, 6.70 Acres, District 3/Beaudreau(**Tabled on 5/22/2007**) (**Tabled to 6/26/2007**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2007-0715 RZC-07-033**, Mahaffey Pickens Tucker, LLP, Owner: James M. Williams, Jr. Real Estate Company, et al, M-1 to C-2, Commercial Retail Uses, District 6 Land Lot 060 Parcel 064, District 6 Land Lot 059 Parcel 015, 2000 Block of West Park Place Boulevard, 2100 Block of West Park Court, 4.10 Acres, District 3/Beaudreau(**Tabled on 5/22/2007**) (**Tabled to 6/26/2007**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2007-0716 RZC-07-034**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: James M. Williams, Jr. Real Estate Company, et al, M-1 to C-2, Commercial Retail Uses, District 6 Land Lot 060 Parcel 004, 2000 Block of West Park Place Boulevard, 3.10 Acres, District 3/Beaudreau(**Tabled on 5/22/2007**) (**Tabled to 6/26/2007**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2007-0717 RZC-07-035**, Applicant: Altha J. Bernard, Owner: Altha J. Bernard, R-100 to O-I, Office Uses (Reduction in Buffers), District 6 Land Lot 031 Parcel 165, 3100 Block of Centerville Highway, 3100 Block of Newcastle Way, 0.58 Acres, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 12**

**VII. Public Hearing**

**5. Rezonings:**

**2007-0718 RZC-07-036**, Applicant: Steve Goldfine, Owner: Steve Goldfine, O-I to C-2, Commercial Retail Uses, District 6 Land Lot 304 Parcel 004, 3600 Block of Holcomb Bridge Road, 0.93 Acres, District 2/Nasuti(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Nasuti Second: Green Vote: 5-0}

**2007-0719 RZC-07-037**, Applicant: Charles Petrakopoulos, Owner: Hamilton Village, LLC, RA-200 to C-2, Commercial Retail Uses (Reduction in Buffers), District 1 Land Lot 001 Parcel 024B, 2700 Block of Hamilton Mill Road, 4.87 Acres, District 4/Kenerly(Tabled on 5/22/2007) (Tabled to 6/19/2007)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2007-0720 RZC-07-038**, Applicant: Wilwat Properties, Inc., Owner: Su-Tzu Huang Living Trust, et al, RA-200 to C-2, Commercial Retail Uses (Reduction in Buffers), District 2 Land Lot 002 Parcel 036, District 2 Land Lot 002 Parcel 040, District 2 Land Lot 002 Parcel 041, District 2 Land Lot 002 Parcel 136, District 2 Land Lot 002 Parcel 144, District 2 Land Lot 002 Parcel 190, 700 Block of Auburn Road, 3400 Block of Fence Road, 5.47 Acres, District 3/Beaudreau(Tabled on 5/22/2007) (Tabled to 6/26/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 06/19/2007] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0721 RZC-07-040**, Applicant: Mark Myers, Owner: Mark Myers, R-100 to O-I, Daycare Center (Reduction in Buffers), District 5 Land Lot 074 Parcel 294, 1400 Block of Scenic Highway, 0.45 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 13**

**VII. Public Hearing**

**5. Rezoning:**

**2007-0722 SUP-07-016**, Applicant: Mark Myers, Owner: Mark Myers, for a Special Use Permit in an O-I (Proposed) Zoning District to Allow a Daycare Center (Reduction in Buffers), District 5 Land Lot 074 Parcel 294, 1400 Block of Scenic Highway, 0.45 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0703 RZM-07-009**, Applicant: Roberts Properties Residential, LP, Owner: Roberts Properties Residential, LP, R-100 to RM-13, Outdoor Recreation Facility, District 6 Land Lot 301 Parcel 004A, District 6 Land Lot 301 Parcel 025, 3700-3800 Block of Medlock Bridge Road, 1.0 acre, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Green Vote: 4-1 (Bannister Opposed)}

**2007-0708 RZM-07-012**, Applicant: Maple Hills Development, LLC, Owner: Halcyon Partners, LP, R-100 to R-SR, Senior Oriented Residence District (R-SR), District 7 Land Lot 220 Parcel 006, District 7 Land Lot 220 Parcel 012, District 7 Land Lot 220 Parcel 229, 3700 Block of South Bogan Road, 17.34 Acres, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**6. Planning & Development/Glenn Stephens**

**2007-0764 Amendment-07-003** - An Amendment to the 1985 Zoning Resolution of Gwinnett County to create a new zoning classification entitled R-LL (Single Family Residence-Large Lot District)[Planning Commission Recommendation: Approve] {Action: Approved with Change Motion: Beaudreau Second: Kenerly Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 14**

**VII. Public Hearing**

**6. Planning & Development/Glenn Stephens**

**2007-0744 CRC-2007-00001**, Application of David Dreibelbis for Metropolitan River Protection Act Certificate to construct an addition to a single family residence on 1.091 acres at 4753 Ridgegate Circle, Lot 14D of Riverview Estates, Unit 3, located in the Chattahoochee River Corridor. This property is located on Parcel 53 in Land Lot 329 of the 6th District of Gwinnett County, Georgia. District 2/Nasuti {Action: Approved Motion: Nasuti Second: Green Vote: 5-0}

**2007-0740 TSP-2007-006** is for the construction of a 195-ft monopole telecommunications tower with ground equipment. Location is 300 West Union Grove Circle. Commission District 3/Beaudreau(Staff Recommendation: Approval with conditions - see attachment) {Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2007-0688 Rezoning Waiver of Time Lapse Requirement for Rezoning - RZR-06-002**. The Applicant requests waiver of the 12 month time lapse requirement to seek a change in conditions (CIC-07-021) for the above referenced rezoning case. RZR-06-002 was approved in September 2006, and the applicant is seeking June 2007 hearing dates for the proposed change in conditions. Property is located on Burns Road. Commission District 1 (Green). {Action: Approved Motion: Green Second: Nasuti Vote: 5-0}

**2007-0689 Rezoning Waiver of Time Lapse Requirement for Rezoning - RZM-06-035**. The Applicant requests waiver of the 12 month time lapse requirement to seek a change in conditions (CIC-07-020) for the above referenced rezoning case, RZM-06-035 was approved in January 2007, and the applicant is seeking July 2007 hearing dates for the proposed change in conditions. Property is located on Davinci Court. Commission District 2 (Nasuti) {Action: Approved Motion: Nasuti Second: Green Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, May 22, 2007 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 15**

**VIII. Old Business**

**1. Water Resources/Frank Stephens**

**2007-0614 Award BL041-07**, Patterson Marathon pump station force main extension, phase 1, Department of Water Resources, to low bidder, Garys Grading & Pipeline Co., Inc., amount not to exceed \$8,784,401.00. Authorization for Chairman to execute contracts subject to approval by the Law Department and proof of authenticity of bonds. Contracts to follow award. (Tabled on 5/22/2007) (Tabled to 6/5/2007) (Staff Recommendation: Award) {Action: Tabled Motion: Bannister Second: Beaudreau Vote: 5-0}

**IX. New Business**

**1. Commissioners**

**2007-0790 Ratification** of Notice of Intent to Object dated May 11, 2007 addressed to the Mayor and City Council of the City of Dacula objecting to a proposed annexation and rezoning located on Harbins Road and Ace McMillian Road in Gwinnett County and ratification of any other actions taken by the County Administrator and/or Deputy County Administrator to pursue said objection in accordance with the Land Use Dispute Resolution Process in O.C.G.A. 36-36-11 and authorization of the same to take any further actions, as may be necessary, on behalf of the Board of Commissioners to pursue the Land Use Dispute Resolution Process in O.C.G.A. 36-36-11. {Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2. Support Services/Connie Hinson**

**2007-0691 Approval/authorization** for the Chairman to execute a purchase and sale agreement between Sydney Investments, LLC, and Gwinnett County, Georgia approving the purchase of 89.15 more or less acres, located in land lot 272 of the 5th district and land lot 017 of the 7th district., Gwinnett County, Georgia in the amount of \$16,400,000.00 and authorization to execute all necessary documents to complete closing, subject to approval by the Law Department. District 3/Beaudreau and District 4/Kenerly (Staff Recommendation: Approval) {Action: Approved with Change Motion: Kenerly Second: Beaudreau Vote: 4-0-1 (Bannister Abstained)}

**Gwinnett County Board of Commissioners  
Tuesday, May 22, 2007 - 7:00 P. M.  
Public Hearing - Minutes  
Page 16**

**X. Comments from Audience**

**XI. Adjournment**