

Gwinnett County Board of Commissioners
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VI. Old Business

2. Planning & Development/Michael Williams

2006-0271 SUP-06-038, Old Stone Gate Partners, LLC, Single-Family Conservation Subdivision, LL115, 6th District, Parcel 015A, 300 Block of Harmony Grove Road, 300 Block of Nimblewill Way, District 2/Nasuti(Tabled on 3/28/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2006-0591 SUP-06-054, Raul Sandoval, Contractors Office with Outdoor Storage (Reduction in Buffers), C-2, LL153, 6th District, Parcel 056, 3200 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/20/2006]

2006-0592 SUP-06-057, RHC Masonry, Outdoor Storage, C-2, LL153, 6th District, Parcel 072, 3100 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-0595 SUP-06-060, ZAM, LLC, Automobile Sales, C-2, LL061, 6th District, Parcel 033, 5100 Block of Stone Mountain Highway, District 3/Beaudreau(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-0428 RZC-06-006, Bighorn Investments, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL272, 5th District, Parcel 008, 1900 Block of Hurricane Shoals Road, District 3/Beaudreau(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006]

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2006-0429 RZC-06-007, Bighorn Investments, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL272, 5th District, Parcels 008 & 010, 500-600 Block of Rabbit Hill Road, 1900-2000 Block of Hurricane Shoals Road, District 3/Beaudreau(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006]

2006-0430 RZC-06-008, Bighorn Investments, LLC, Commercial Retail Uses (Reduction in Buffers), R-100 to C-2, LL017, 7th District, Parcel 007B, 1900 Block of Hurricane Shoals Road, 1900 Block of Rabbit Hill Circle, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006]

2006-0426 RZR-06-006, Bighorn Investments, LLC, Single-Family Subdivision, R-100 to R-ZT, LL017, 7th District, Parcel 007B, 1900 Block of Rabbit Hill Circle, 1900 Block of Hood Road, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Tabled - Date: 7/19/2006]

2006-0427 RZR-06-007, Bighorn Investments, LLC, Single-Family Subdivision, R-100 & RA-200 to R-ZT, LL272, 5th District, Parcels 002 & 008, 1800-1900 Block of Hurricane Shoals Road, 500 Block of Rabbit Hill Road, District 3 Beaudreau (East of Rabbit Hill Road), District 4/Kenerly (West of Rabbit Hill Road)(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006]

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2006-0571 RZC-06-016, Rashid Hafiz, Commercial Retail Uses (Reduction in Buffers), R-75 to C-1, LL177, 6th District, Parcels 008 & 345, 1000 Block of Pleasant Hill Road, District 1/Green(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2006-0572 RZC-06-017, Coopers Pond Heritage, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL003, 3rd District, Parcels 135, 140, 141 & 674, 4200-4300 Block of Braselton Highway, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/20/2006]

2006-0574 RZC-06-019, Tracy Billings, Convenience Store with Fuel Pumps (Reduction In Buffers), R-140 to C-1, LL057, 7th District, Parcel 001, 2600 Block of Old Peachtree Road, 2300 Block of Old Fountain Road, District 3/Beaudreau(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2006-0575 RZC-06-020, Funes Auto Sales, Automobile Sales (Reduction in Buffers), C-1 to C-2, LL256, 6th District, Parcel 009, 2700 Block of Herrington Drive, 5200 Block of Buford Highway, District 2/Nasuti(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2006-0576 SUP-06-006, Funes Auto Sales, Automobile Sales (Reduction in Buffers), LL256, 6th District, Parcel 009, 2700 Block of Herrington Drive, 5200 Block of Buford Highway, District 2/Nasuti(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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2006-0577 RZC-06-021, Anthony O. Powell, Commercial Retail Uses (Reduction in Buffers), R-100 to C-2, LL318, 7th District, Parcels 047, 050 & 032, 5500 Block of Suwanee Dam Road, 5500 Block of Kennedy Road, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-0579 RZC-06-023, United Retail Development Co, LLC, Commercial Retail Uses (Reduction in Buffers), R-100 & RA-200 to C-2, LL182, 7th District, Parcels 009, 035, 052, 054, 055, 071, 3400 Block of Ridge Road, 3200 Block of South Puckett Road, 3300 Block of Hamilton Mill Road, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as O-I][Planning Commission Recommendation: Approve with Conditions as C-2 & O-I]

2006-0582 RZC-06-026, John F. Doran, Jr., Office/Warehouse (Reduction in Buffers), R-75 to M-1, LL019, 5th District, Parcel 004, 100 Block of Huff Drive, 100 Block of Jordan Drive, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0583 RZC-06-027, Avant Garde Properties, Commercial Retail Uses (Reduction in Buffers), R-100 to C-2, LL069, 7th District, Parcel 014, 024 & 025, 1600 Block of Lawrenceville-Suwanee Road, 500 Block of Russell Road, District 4/Kenerly(Tabled on 4/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/20/2006]

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2006-0421 RZR-06-002, Richardson Housing Group, Single-Family Subdivision, R-75 to R-ZT, LL158, 6th District, Parcel 009, 4400 Block of Burns Road, District 1/Green(Tabled on 3/28/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/20/2006]

2006-0422 RZR-06-003, Meridian Development, Corp., Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL268, 5th District, Parcels 015, 032 & 033, 700 Block of Campbell Road, District 3 Beaudreau(Tabled on 3/28/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

2006-0423 RZR-06-004, S.E. Real Estate Fund #2, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL004, 2nd District, Parcel 015, 600-700 Block of Mount Moriah Road, 4600 to 4700 Block of Clack Road, District 3/Beaudreau(Tabled on 3/28/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

2006-0424 SUP-06-026, S.E. Real Estate Fund #2, Single-Family Conservation Subdivision, LL004, 2nd District, Parcel 015, 600-700 Block of Mount Moriah Road, 4600-4700 Block of Clack Road, District 3/Beaudreau(Tabled on 3/28/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

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1. Support Services/Connie Hinson

2006-0656 Approval of a public hearing and abandonment of a public road known as Ashview Court, authorization for Chairman to execute a quit claim deed in land lot 079 of the 7th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C. G.A. 32-7-2 HB 1539. Commission District 1/Green(Staff Recommendation: Approval)

2. Transportation/Brian Allen

2006-0679 Approval of incorporation into the Gwinnett County Speed Hump Program - Hamilton Mill Lane (M-0092-23) estimated cost: \$4,920.00 - 2001 Sales Tax Program - Commission District 4/Kenerly(Staff Recommendation: Approval)

3. Water Resources/Frank Stephens

2006-0683 Approval/authorization to amend the Gwinnett County Development Regulations to remove certain technical details and specifications relating to stormwater design and construction. Specifications will be included in the Department of Water Resources "Stormwater Systems and Facilities Installation Standards and Specifications for Gwinnett County."(Staff Recommendation: Approval)

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4. Change in Conditions:

2006-0709 CIC-06-014, Prem Kaushal, Allow 2 story Office/Retail Building, C-2 (Change in Conditions), LL151, 6th District, Parcel 006, 300 Block of Pleasant Hill Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

5. Moved In House:

2006-0718 MIH-06-002, Janet Harrison, Moved-In-House, R-100, LL016, 6th District, Parcel 125, 3800 Block of Lenna Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

6. Special Use Permit:

2006-0711 SUP-06-062, Duluth Motor Cars, Automobile Sales, C-2, LL152, 6th District, Parcel 010, 3300 Block of Lawrenceville Highway, 400 block of Sunnyside Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0712 SUP-06-063, Duluth Motor Cars, Automobile Service, C-2, LL152, 6th District, Parcel 010, 3300 Block of Lawrenceville Highway, 400 Block of Sunnyside Drive, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-0713 SUP-06-064, A-1 International Taxi Services, Inc, Taxi Cab/Limousine Service, C-2, LL277, 6th District, Parcel 011, 7000 Block of Peachtree Industrial Boulevard, 3000 Block of Amwiler Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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6. Special Use Permit:

2006-0714 SUP-06-065, Nuevo Mexico Taxi Service, LLC, Taxi Service (Renewal), C-2, LL164, 6th District, Parcels 253, 273 & 275 4700 Block of Britt Road, 300 Block of Merchants Drive, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0715 SUP-06-066, Shaun Hopkins, Automobiles Sales, C-2, LL191, 6th District, Parcel 075, 6000 Block of Norcross-Tucker Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0716 SUP-06-067, Rosario Estrada, Mobile Home (Accessory), RA-200, LL270, 5th District, Parcel 002A, 100 Block of Pipeline Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0717 SUP-06-069, Keystone Development Services LLC, Mini-Warehouse Storage Facility, M-1, LL207, 6th District, Parcel 049, 3400 Block of Breckinridge Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

7. Rezonings:

2006-0705 RZM-06-008, RRT, LLC, Townhomes (Villas), R-75 to R-TH, LL227, 6th District, Parcel 004, 2200 Block of Ingram Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/20/2006]

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7. Rezoning:

2006-0706 RZM-06-009, Richardson Housing Group, Townhomes, R-75 to R-TH, LL211, 6th District, Parcel 001, 2000 Block of Hopkins Mill Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0707 RZM-06-011, David A. Prather, Townhomes, RM-8 to R-TH, LL169, 6th District, Parcels 005 & 246, 2900 Block of Jimmy Carter Boulevard, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0708 RZM-06-012, 20 Loaf Partners, LLC, Townhome Project Entrance, R-100 & R-75 to RM-8, LL080, 5th District, Parcel 259, 800 Block of Sugarloaf Parkway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0692 CRC-2006-00001GC - Application of James Oxendine for MRPA Certificate to construct a one-story addition to the existing single-family residence at 4200 block of Riverview Drive, Lot 16-C, Unit 4, of Riverview Estates, located in the Chattahoochee River Corridor. This property is located in Land Lot 318 of the 6th District of Gwinnett County, Georgia.

2006-0669 TSP-2006-007 approval for the construction of a 184-ft tall telecommunications tower, with ground equipment. Location is 12 Bethesda Church Road. Commission District 4/Kenerly(Staff Recommendation: Approval with Conditions - See attachment)

2006-0670 TSP-2006-008 requesting the approval of a Tall Structure Permit for the construction of a single retail use structure that has 9 points that exceed 50 ft in height. Heights range from 59 feet 6 inches to 74 feet 4 inches. Location is 4300 Block of Satellite Blvd. Commission District 1 Green(Staff Recommendation: Approval with condition - all construction comply with applicable building codes.)

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2006-0671 Waiver WVR-2006-010 requesting the elimination of the requirement for the construction of exterior sidewalks across the project frontage on Callie Still Road. The location is 3300 Block Callie Still Road. Commission District 3/Beaudreau(Staff Recommendation: Approval with condition - See attachment)

2006-0673 Waiver WVR-2006-013 requesting waiver to substitute 2 of the required 4 parking lot planting requirement trees with trees from the Georgia Power approved tree list instead of using the county's tree requirement list. Two trees are within Georgia Power Transmission line. Location is 3425 Breckinridge Parkway. Commission District 1/Green.(Staff Recommendation: Approval with condition - see attached)

2006-0674 Waiver WVR-2006-014 requesting that the subdivision is to be a gated community with private streets and a private drainage system. Geometry of all private streets within the subdivision to be as shown on the site plan submitted with the waiver request, and to allow pedestrian access with wall and gate over the sanitary sewer easement. Location is 5100 Block of West Jones Bridge Road. Commission District 2/Nasuti(Staff Recommendation: Approval with conditions - see attached)

2006-0619 Rezoning A-06-003 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article XIII use provisions Section 1315. Activity Center/Corridor Overlay District Requirements to apply the overlay district to certain properties along the Braselton Highway (S.R. 124), Gravel Springs Road (S.R. 324) and Hamilton Mill Road corridors.(Staff Recommendation: Approval) [Planning Commission Recommendation: Approve]

2006-0620 Rezoning A-06-004 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article XIII Use Provisions to create a new zoning classification entitled Section 1302D. R-SR Senior Oriented Residence District, which provides for senior oriented detached and/or attached housing.(Staff Recommendation: Approval) [Planning Commission Recommendation: Tabled]

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2006-0678 Rezoning Mixed-Use Redevelopment Overlay District designation for OFS/Brightwave site. The applicant, Preferred Real Estate Investments, Inc., proposes redevelopment of the OFS property with a mix of retail, restaurants, offices, lofts/condominiums, and a hotel. The property is located at the intersection of Jimmy Carter Boulevard and Crescent Drive. Commission District 2 (Nasuti).

VIII. New Business

1. Law Department/Karen Thomas

2006-0693 Approval/authorization for Magnolia Creek/Huff Drive for Declaration of Taking procedures for condemnation proceeding regarding the property of Tax Relief Investments, LP and Planters Cove Community Association, Inc.; 423.56 square feet of permanent sanitary sewer easement, and 393.74 square feet of temporary construction easement; Parcel 5-019-270, Zoning R60, Amount \$660.00. Commission District 4/Kenerly(Staff Recommendation: approval)

2. Transportation/Brian Allen

2006-0680 Approval/authorization for Chairman to execute a Quit Claim Deed, Right of Way Deed, Permanent Easement and all necessary documents to Ruby Forrest, Inc. for Right of Way land exchange for Land Lots 186 and 187 of the 7th District, Gwinnett County - subject to approval by the Law Department - Commission District 4/Kenerly(Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment