



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

Tuesday, May 24, 2005 - 7:00 PM

Public Hearing - Agenda

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda Agenda amended to add PH6C

**IV. Approval of Minutes: May 17, 2005
 May 17, 2005 – Executive Session
 May 24, 2005 – Executive Session**

V. Announcements

VI. Old Business

1. Planning & Development/Michael Williams

**A. 20050269 CIC-05-007, Jay York, Change in Conditions
(Reduction in Buffers), LL 130, 5th District, Parcel
005, 400 Block of Athens Highway, District
3/Beaudreau
(Tabled on 4/26/2005) (Public hearing was held)
Tabled 6/28 Public hearing was held**

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VI. Old Business

1. Planning & Development/Michael Williams

- B. 20050267 RZC-05-028**, Try-La, Inc., Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL1, 1st District, Parcel 063 and 064, 3200 Block of Hamilton Mill Road, District 4/Kenerly (Tabled on 4/26/2005) (Public hearing was not held) **Denied w/out prejudice K/BE 5-0**
- C. 20050343 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 3/22/2005) (Public hearing was not held) **Tabled 8/23 Public hearing was not held**
- D. 20050290 RZR-05-061**, Peachtree Corners Baptist Church, Church Recreation Fields, O-I to R-100, LL316, 6th District, Parcel 029, 4400 Block of Peachtree Corners Circle, District 2/Nasuti (Tabled on 5/17/2005) (Public hearing was held) **Approved with stipulations NA/G 5-0**
- E. 20050291 SUP-05-028**, Peachtree Corners Baptist Church, Church Recreation Field, LL316, 6th District, Parcel 029, 4400 Block of Peachtree Corners Circle, District 2/Nasuti (Tabled on 5/17/2005) (Public hearing was held) **Approved with stipulations NA/G 5-0**

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VII. Public Hearing

1. Support Services/Connie Hinson

- A. 20050366 Approval** to abandon a portion of a public road known as North River Drive at Arcado Road and authorization for Chairman to execute a Quitclaim Deed in Land Lot 124 of the 6th Land District; abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB1539. District 2/Nasuti (Staff Recommendation: Approval) **Approved NA/G 5-0**
- B. 20050369 Approval** of abandonment of a portion of a public road known as Buford Dam Road, authorization for Chairman to execute a Quitclaim Deed in Land Lot 370 of the 7th 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. 20050386 CIC-05-011**, American United Inv, LLC, Change in Conditions, LL004 & 036, 7th District, Parcels 001, 266 and 003F, 1800 Block of Old Norcross Road, 1800 Block of Cruse Road, District 4/Kenerly
Approved with stipulations K/BE 5-0

VII. Public Hearing

3. Moved-in-House:

- A. 20050409 MIH-05-002**, Doug Allen, Moved-In House, LL197, 7th District, Parcel 001, 3400-3500 Block of Suwanee Creek Road, District 1/Green
Approved with stipulations G/K 5-0
- B. 20050410 MIH-05-003**, Doug Allen, Moved-In House, LL197, 7th District, Parcel 001, 3400-3500 Block of Suwanee Creek Road, District 1/Green
Approved with stipulations G/NA 5-0

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4. Special Use Permit:

- A. 20050408 SUP-05-032**, K.G.M. Architects, Building Height Increase to 105 Ft., LL153, 7th District, Parcel 005, 900 Block of Northbrook Parkway, District 1/Green
Approved with stipulations G/K 5-0

5. Rezonings:

- A. 20050407 RZC-04-053**, Lake Lucerne Revitalization Project, Restaurant (Reduction in Buffers), C-2 & R-100 to C-2, LL063B, 6th District, Parcel 008, 4600 Block of Stone Mountain Highway, District 3/Beaudreau
Approved with stipulations BE/K 5-0
- B. 20050387 RZM-05-015**, Collins Hill Associates, LLC, Townhomes (Reduction in Buffers), R-100 to R-ZT, LL150, 7th District, Parcel 196, 2700-2800 Block of Collins Hill Road, District 1/Green
Tabled 6/28 Public hearing was not held
- C. 20050388 RZM-05-016**, Richardson Housing Group, Inc, Townhomes, RM-6 & R-100 to R-TH, LL092, 5th District, Parcel 200, 1300 Block of Athens Highway, District 3/Beaudreau
Tabled 6/28 Public hearing was held
- D. 20050382 RZM-05-017**, Martins Chapel Partners, LLC, Townhomes, R-100 to R-TH, LL213, 5th District, Parcels 002, 003, 015 & 016, 1000 Block of Simonton Road, 700 Block of Martins Chapel Road, District 4/Kenerly
Approved with stipulations K/BE 5-0

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5. Rezonings:

- E. 20050389 RZM-05-018**, Plunketts Mill Partners, LLC, Apartments, R-100 to RM-13, LL188 & 190, 7th District, Parcels 001, 013 & 005, 1200 Block of Plunketts Road, 3400 Block of Woodward Mill Road, District 4/Kenerly
Tabled 6/28 Public hearing was not held
- F. 20050390 RZM-05-019**, Plunketts Mill Partners, LLC, Townhomes, R-100 to R-TH, LL188&190, 7th District, Parcel 005, 1200 Block of Plunketts Road, District 4/Kenerly
Tabled 6/28 Public hearing was not held
- G. 20050383 RZM-05-020**, Straughan-Moss Development, Inc, Townhomes, C-1 & R-75 to R-TH, LL257, 6th District, Parcels 011, 012 & 033, 4800 Block of Buford Highway, 2500-2600 Block of Pittman Circle, District 2/Nasuti
Approved with stipulations NA/G 5-0
- H. 20050391 RZM-05-021**, Highway 29 Investments, LLC, Townhomes, M-1 to R-TH, LL015, 7th District, Parcel 097, 800-1000 Block of Progress Ind. Blvd, 2200 Block of Cedars Road, 900 Block of Progress Court, District 4/Kenerly
Tabled 6/28 Public hearing was not held
- I. 20050392 RZM-05-023**, R.W. Acquisitions, LLC, Townhomes, R-100 & M-1 to R-TH, LL015, 7th District, Parcels 005, 007 & 093, 1300-1400 Block of Hood Road, 2200 Block of Cedars Road, 1500 Block of Progress Ind. Blvd, District 4/Kenerly
Tabled 6/28 Public hearing was not held

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5. Rezoning:

- J. 20050384 RZM-05-022**, Avalon Estates, Townhomes (Reduction in Buffers), R-100 to R-TH, LL051, 6th District, Parcel 008B, 3000 Block of Stone Mountain Highway, District 3/Beaudreau
Approved with stipulations BE/K 5-0
- K. 20050393 RZM-05-024**, 316 Alcovy Partners, LLC, Townhomes, RA-200 to R-TH, LL244, 245 & 269, 5th District, Parcels 004, 014, 011 & 002, 1400-1500 Block of Alcovy Road, District 3/Beaudreau
Tabled 6/28 Public hearing was not held
- L. 20050385 RZM-05-025**, Retail Development, LLC, Apartments, C-2 to RM-13, LL216, 6th District, Parcel 003A, 1800 Block of Beaver Ruin Road, 4300-4600 Block of Satellite Blvd, District 1/Green
Tabled 6/28 Public hearing was not held
- M. 20050381 RZR-05-013**, The Ryland Group, Inc, Single-Family Subdivision, MH & R-75 to R-ZT, LL 119 & 138, 6th District, Parcels 006, 032 & 032B, 200 Block of Lankford Road, 5700 Block of Lost Grove Drive, District 2/Nasuti
Approved with stipulations NA/G 5-0

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6. Planning & Development/Michael Williams

- A. 20050328 Amendment-A-05-002** - An Amendment to the 1985 Zoning Resolution of Gwinnett County Article XIII use provisions to revise the development standards of Section 1316. CSO Conservation Subdivision Overlay District, to provide architectural standards and increased minimum floor area requirements; and to Article XVII Amendments, Section 1701. Initiation of Amendments to allow text amendments to the 1985 Zoning Resolution to be initiated by the Director of Planning and Development.
Tabled 6/28 Public hearing was not held
- B. 20050379 Waiver WVR-2005-00004** Waiver requesting the elimination of the requirement for the construction of sidewalks adjacent to a portion of Hamilton Mill Lane.
Approved with Staff's conditions K/G&BE 5-0
- C. Approval** of a resolution to allow for review of amendments to Section 1316 of the 1985 Zoning Resolution CSO Conservation Subdivision District.
Approved G/BE 5-0

IX. Comments from Audience

X. Adjournment