



# Gwinnett County Board of Commissioners

Tuesday, June 26, 2007 - 7:00 PM

## Public Hearing - Agenda

### I. Call To Order, Invocation, Pledge to Flag

### II. Opening Remarks by Chairman

### III. Approval of Agenda

### IV. Approval of Minutes:

Business Session: June 19, 2007  
Executive Session: June 26, 2007

### V. Announcements

### VI. Old Business

#### 1. County Administration

**2007-0889 Approval** of revision to Gwinnett County Purchasing Ordinance (4th Revision), 1st reading - June 19, 2007, 2nd Reading - June 26, 2007, Approval June 26, 2007 (night meeting). Authorization for Chairman to sign the ordinance subject to Law Department approval. Approval to transfer \$256,500 from the General Funds contingency to the Department of Financial Services and County Administrator and adjust other budgets as necessary.(Tabled on 6/19/2007)

#### 2. 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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**VI. Old Business**

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

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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

**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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 07/17/2007]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-LL]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**VII. Public Hearing**

**1. Community Services/Phil Hoskins**

**2007-0981 Approval/authorization** for Chairman to execute consent to Assignment and Assumption of Conservation Easement between Southeast Land Preservation Trust and Gwinnett Open Land Trust, Inc. over a portion of property located at Satellite Boulevard, Beaver Ruin and I-85.(Staff Recommendation: Approval)

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**2. Transportation/Brian Allen**

**2007-0828 Approval** of incorporation into the Gwinnett County Speed Hump Program - Somerset Vale Drive and Somerset Vale Court (M-0092-36) estimated cost: \$8,200.00 - 2001 Sales Tax Program - Commission District 4/Kenerly

**3. Buffer Reduction:**

**2007-0945 BRD-07-001**, Applicant: Mark R. Wong, Owner: Mark R. Wong, Reduction in Buffers from 50 Feet to 25 Feet in an M-1 Zoning District, District 7 Land Lot 037 Parcel 010, 0.48 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**4. Change in Conditions:**

**2007-0623 RZR-07-032**, Applicant: Richardson Housing Group, Owner: Judy Meeks/Richardson Housing Group, R-75 to R-ZT, Single-Family Subdivision, District 6 Land Lot 158 Parcel C046, 4400 Block of Casco Lane, 0.86 Acres, District 1/Green(Tabled on 4/24/2007)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0933 CIC-07-021**, Applicant: Richardson Housing Group, Owner: Richardson Housing Group, to Change Conditions of Zoning for Property Zoned R-ZT, District 6 Land Lot 158 Parcel 009, 4400 Block of Burns Road, 5.01 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**5. Special Use Permit:**

**2007-0938 SUP-07-059**, Applicant: Eunice Pyon, Owner: Eunice Pyon, for a Special Use Permit in a C-1 Zoning District to Allow a Restaurant, District 6 Land Lot 150 Parcel 180, 3900 Block of Burns Road and the 500 Block of Pleasant Hill Road, 2.45 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**5. Special Use Permit:**

**2007-0939 SUP-07-062**, Applicant: Prospect United Methodist Church of Lawrenceville, Owner: Lois Hannah Gunter, for a Special Use Permit in a RA-200 Zoning District to Allow a Church, District 7 Land Lot 062 Parcel 011, 1600 Block of Prospect Church Road, 4.39 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0940 SUP-07-063**, Applicant: Byung Hoon Chung, Owner: Byung Hoon Chung, for a Special Use Permit in an R-75 Zoning District to Allow a Church (Reduction in Buffers), District 6 Land Lot 154 Parcels 100 and 132, 3200 Block of Cruse Road, 3.02 Acres, District 1/Green and District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0941 SUP-07-064**, Applicant: Medi Degan, Owner: Medi Degan, Owner: Majio Zabane Jadrak, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales, District 6 Land Lot 259 Parcel 042, 4300 Block of Buford Highway, 0.70 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0942 SUP-07-065**, Applicant: Joseph D. Miller, Owner: Joseph D. Miller, for a Special Use Permit in a C-2 Zoning District to Allow a Kennel with Outdoor Runs, District 5 Land Lot 125 Parcel 004, 800 Block of Athens Highway, 2.70 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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**5. Special Use Permit:**

**2007-0943 SUP-07-066**, Applicant: Autosmith of Georgia, Inc., Owner: J&N Plaza, LLC, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales, District 6 Land Lot 212 Parcel 010 and 032, 1900 Block of Indian Trail Lilburn Road and the 2000 Block of Beaver Ruin Road, 1.57 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0944 SUP-07-067**, Applicant: Statewide Wrecker Service, Inc., Owner: Robert Brett Slack, for a Special Use Permit in an M-2 Zoning District to Allow a Towing/Wrecker Service, District 6 Land Lot 258 Parcel 032A, 2700 Block of Simpson Circle, 5.0 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 07/17/2007]

**6. Rezonings:**

**2007-0915 RZR-07-015**, Applicant: Kilgore Road Development LLC, Owner: Jimmy Littlefield, et al, RA-200 to R-75 MOD, Modified Single-Family Subdivision, District 7 Land Lot 184 Parcels 026 and 027, 2400 Block of Kilgore Road, 19.67 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 07/17/2007]

**2007-0916 SUP-07-017**, Applicant: Kilgore Road Development, LLC, Owner: Jimmy Littlefield, et al, for a Special Use Permit in an R-75 (Proposed) Zoning District to Allow a Modified Single-Family Subdivision, District 7 Land Lot 184 Parcels 026 and 027, 2400 Block of Kilgore Road, 19.67 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 07/17/2007]



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**6. Rezonings:**

**2007-0917 RZR-07-016**, Applicant: T & B, LLC, Owner: Larry Blanton, et al, R-75 & R-60 to R-ZT, Single-Family Subdivision, District 7 Land Lot 037 Parcels 012, 017, and 630, 2200 Block of Cruse Road and the 900 Block of Eagle Pointe Drive, 6.88 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions as ][Planning Commission Recommendation: Tabled - Date: 08/21/2007]

**2007-0918 RZR-07-017**, Applicant: Home Crafters, Inc., Owner: Robert L. Cudger, et al, RA-200 to R-ZT, Single-Family Subdivision (Reduction in Buffers), District 5 Land Lot 274 Parcels 003, 008, 013, 035, 115, 117, and 119, 2100 Block of American Legion Road, 11.38 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as R-ZT][Planning Commission Recommendation: Tabled - Date: 07/17/2007]

**2007-0919 RZR-07-019**, Applicant: Scott White, Owner: Scott White, RA-200 to R-75 CSO, Single-Family Conservation Subdivision, District 3 Land Lot 004 Parcel 011, 800 Block of Mount Moriah Road, 11.19 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

**2007-0920 SUP-07-021**, Applicant: Scott White, Owner: Scott White, for a Special Use Permit in an R-75 (Proposed) Zoning District to Allow a Single-Family Conservation Subdivision, District 3 Land Lot 004 Parcel 011, 800 Block of Mount Moriah Road, 11.19 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

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**6. Rezonings:**

**2007-0921 RZR-07-020**, Applicant: Shuang Ling Tsai Chen, Owner: Shuang Ling Tsai Chen, RA-200 to R-ZT, Single-Family Subdivision (Reduction in Buffers), District 2 Land Lot 003 Parcel 002, 0-100 Block of Auburn Road and the 3700 Block of Apalachee Road, 17.98 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 08/21/2007]

**2007-0922 RZR-07-021**, Applicant: Kathryn Umstead, Owner: Bart Strutts, et al, RA-200 to R-ZT, Single-Family Subdivision, District 1 Land Lot 001 Parcels 172, 362, 370, 414, and 418, 3600 Block of Sardis Church Road and the 2500-2600 Block of West Rock Quarry Road, 27.95 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-75 CSO][Planning Commission Recommendation: Tabled - Date: 08/21/2007]

**2007-0923 RZR-07-022**, Applicant: Kathryn Umstead, Owner: Kathryn B. Umstead, et al, RA-200 to R-ZT, Single-Family Subdivision (Reduction in Buffers), District 1 Land Lot 001 Parcels 406 and 416, 2400-2500 Block of West Rock Quarry Road, 12.64 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-75 CSO][Planning Commission Recommendation: Tabled - Date: 08/21/2007]

**2007-0924 RZR-07-023**, Applicant: Dutton Development, Owner: Dutton Development, R-75 to R-ZT, Single-Family Subdivision (Reduction in Buffers), District 5 Land Lot 014 Parcel 001 and 004B, 0-100 Block of Gloster Road, 4.68 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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**6. Rezoning:**

**2007-0925 RZR-07-024**, Applicant: Monroe Golden, Owner: Monroe Golden, et al, RA-200 to R-100 MOD, Modified Single-Family Subdivision, District 2 Land Lot 002 Parcels 117, 172, and 176, 1000 Block of Mineral Springs Road, 16.02 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0926 SUP-07-034**, Applicant: Monroe Golden, Owner: Monroe Golden, et al, for a Special Use Permit in a R-100 (Proposed) Zoning District to Allow a Modified Single-Family Subdivision, District 2 Land Lot 002 Parcels 117, 172, and 176, 1000 Block of Mineral Springs Road, 16.02 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0927 RZR-07-025**, Applicant: BTS Properties, LLC, Owner Ivo James Lipsey, et al, R-100 to R-ZT, Single-Family Subdivision (Reduction in Buffers), District 7 Land Lot 264 Parcels 024, 025, 027, 053, 055, and 120, 4300 Block of Thompson Mill Road and the 3000 Block of North Bogan Road, 27.43 Acres, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-SR]

**2007-0928 RZR-07-026**, Applicant: Goldmine Properties, Inc., Owner: Goldmine Properties, Inc., RA-200 to R-100, Single-Family Subdivision, District 5 Land Lot 325 Parcels 045 and 051, 3200 Block of Kelly Glen Court, 7.03 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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**6. Rezoning:**

**2007-0929 RZR-07-028**, Applicant: Beaver Building & Engineering, Inc., Owner: James Brady, et al, RA-200 to R-100, Single-Family Subdivision, District 2 Land Lot 002 Parcel 021, 022, and 097, 5400 Block of East Union Grove Circle and the 500 Block of Hayes Road, 14.92 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2007-0930 RZR-07-029**, Applicant: MHC Development Corporation, Owner: Robert E. Anderson, et al, RA-200 to R-100 CSO, Single-Family Conservation Subdivision, District 1 Land Lot 003 Parcel 014, 3100 Block of Thompson Mill Road and the 3200 Block of Old Thompson Mill Road, 26.81 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

**2007-0931 SUP-07-038**, Applicant: MHC Development Corporation, Owner: Robert E. Anderson, et al, for a Special Use Permit in a R-100 (Proposed) Zoning District to Allow a Single-Family Conservation Subdivision, District 1 Land Lot 003 Parcel 014, 3100 Block of Thompson Mill Road, 26.81 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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

**2007-0897 Amendment-07-004** An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article XIII Use Provisions, Section 1308 C-2 General Business District to delete certain permitted uses; and to add certain special uses within the C-2 zoning classification.

**2007-0800 Rezoning** The applicant, **Watkins Retail Group**, requests that RZC-08-031 and RZC-08-032 (currently scheduled for November 2007 public hearings) be re-scheduled for concurrent public hearings with a related case, RZC-07-038, in July 2007. The properties are located at the intersection of Fence Road and Auburn Road. Commission District 3 (Beaudreau)

**VIII. Comments from Audience**

**IX. Adjournment**