



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

Tuesday, June 27, 2006 - 7:00 PM

## Public Hearing - Minutes

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

### II. Opening Remarks by Chairman

### III. Approval of Agenda

{Action: Approved Motion: Green Second: Beaudreau Vote: 5-0}

### IV. Approval of Minutes: Business Session – June 20, 2006

Executive Session – June 27, 2006

{Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}

### V. Announcements

### VI. Old Business

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

**2006-0789 Approval/authorization** for Chairman to sign resolution establishing the Planning Advisory Committee, subject to approval by the Law Department.(Tabled on 6/20/2006)(Staff Recommendation: Approval) {Action: Approved Motion: Green Second: Beaudreau Vote: 5-0}

**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 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 2**

**VI. Old Business**

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

**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 6/27/2006**) (**Tabled to 8/22/2006**)(**Public hearing was not held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**2006-0581 RZC-06-025**, Southern Signature Properties, LLC, Commercial Retail Uses (Reduction in Buffers), R-75 MOD to C-2, LL078, 5th District, Parcel 003, 3800 Block of Sugarloaf Parkway, District 4/Kenerly(**Tabled on 4/25/2006**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {**Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**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**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {**Action: Denied Without Prejudice Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**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(**Tabled on 6/27/2006**) (**Tabled to 7/25/2006**)(**Public hearing was not held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {**Action: Tabled Motion: Nasuti Second: Green Vote: 5-0**}

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 3**

**VI. Old Business**

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

**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.(Tabled on 05/23/06)(Staff Recommendation: Approval) {Action: Approved with Change Motion: Green Second: Kenerly Vote: 5-0}

**VII. Public Hearing**

**1. Support Services/Connie Hinson**

**2006-0810 Approval** of a public hearing and abandonment of a portion of a public road known as Givens Road, authorization for Chairman to execute a Quitclaim Deed in land lot 280 of the 5th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. Commission District 3/Beaudreau(Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2. Change in Conditions:**

**2006-0857 CIC-06-016**, Lawrenceville Highway Self Storage, LLC, Reduce Buffer from 50 ft. to 25 ft., C-2 (Change in Conditions), LL047, 5th District, Parcels 001A & 088, 2200 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2006-0858 SUP-06-070**, Lawrenceville Highway Self Storage, LLC, Mini-Warehouse (Reduction in Buffers), C-2, LL047, 5th District, Parcels 001A & 088, 2200 Block of Lawrenceville Highway, 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, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 4**

**VII. Public Hearing**

**2. Change in Conditions:**

**2006-0859 CIC-06-017**, Darrell O. Baker &#150; Thomas Enterprises, Change Hours of Delivery, C-2 (Change in Conditions), LL317, 6th District, Parcel 001, 4700 Block of Peachtree Corners Circle, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Nasuti Second: Green Vote: 5-0}**

**2006-0860 CIC-06-018**, Emory Morsberger, Reduce Buffer from 50 ft to 25 ft, R-100 (MUR), LL068, 6th District, Parcels 001A & 009, 1900 Block of Highpoint Road, 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}**

**2006-0861 CIC-06-019**, Noble Village Gwinnett, LLC, Increase Allowable Density, Building Height and Revise the Retirement Community Layout, O-I (Change in Conditions), LL124, 7th District, Parcel 006, 1300 Block of Satellite Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions as Increased density and revised site plan only][Planning Commission Recommendation: Approve with Conditions as Increased density and revised site plan only] **{Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}**

**2006-0862 CIC-06-020**, Mansukh Dhanani, Change Architectural Requirements, O-I (Change in Conditions), LL137, 6th District, Parcel 024, 5700 Block of Lawrenceville Highway, 200 Block of Braden Drive, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Nasuti Second: Green Vote: 5-0}**

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 5**

**VII. Public Hearing**

**3. Special Use Permit:**

**2006-0863 SUP-06-071**, Pirkle, Inc., Metal Salvage Recycling Facility, M-2, LL258, 6th District, Parcels 049, 053 & 064, 2800 Block of Simpson Circle, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Denied Motion: Nasuti Second: Green Vote: 5-0}

**2006-0867 SUP-06-073**, Hometown Title Loans, Automobile Sales (Reduction in Buffers), C-2, LL153, 6th District, Parcel 061, 3200 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2006-0868 SUP-06-074**, John & Cathy Jones, Home Occupation (Hair Salon), R-75, LL049, 6th District, Parcel 302, 3200 Block of Brownwood Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2006-0869 SUP-06-075**, Herrera Shopping Plaza, LLC, Restaurant (Reduction in Buffers), C-1, LL002, 7th District, Parcel 016, 2500 Block of Cruse Road, 800 Block of Paden Drive, District 4/Kenerly(Tabled on 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2006-0870 SUP-06-076**, Herrera Shopping Plaza, LLC, Restaurant, C-1, LL002, 7th District, Parcel 033, 2400 Block of Cruse Road, 800 Block of Paden Drive, District 4/Kenerly(Tabled on 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 6**

**VII. Public Hearing**

**3. Special Use Permit:**

**2006-0871 SUP-06-077**, Racebrook, Inc, SUP Renewal - Missionary Office & Dormitory, R-100, LL315, 6th District, Parcel 035, 4000 Block of Gunnin road, 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}

**2006-0872 SUP-06-078**, Contract Development, LLC, Modified Single-Family Subdivision, R-100, LL084, 7th District, Parcel 003, 900 Block of Tab Roberts Road, District 1/Green {Action: Denied Without Prejudice Motion: Green Second: Nasuti Vote: 5-0}

**2006-0873 SUP-06-079**, Estera & Florin Toma, Mini-Warehouses, C-2 & M-1, LL200, 6th District, Parcel 004, LL201, 6th District, Parcel 008A, 1600 Block of Beaver Ruin Road, 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}

**2006-0874 SUP-06-080**, Duncan Corley, Single-Family Conservation Subdivision, R-75, LL004, 1st District, Parcels 023 & 160, LL265, 7th District, Parcel 012, 3200-3300 Block of N. Bogan Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-75 MOD][Planning Commission Recommendation: Approve with Conditions as R-75 CSO] {Action: Approved with Stipulations – Approved as R-75 CSO Motion: Kenerly Second: Beaudreau Vote: 5-0}

**4. Rezonings:**

**2006-0846 RZM-06-014**, Bella Verde LLC, High-Rise Residential (Reduction in Buffers), M-1 to HRR, LL203, 6th District, Parcels 019& 024, 3600 Block of Steve Reynolds Boulevard, District 1/Green(Tabled on 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/5/2006] {Action: Tabled Motion: Green Second: Nasuti Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 7**

**VII. Public Hearing**

**4. Rezonings:**

**2006-0847 RZR-06-015**, YDI, Inc, Single-Family Subdivision, R-100, RA-200 & C-2 to R-ZT, LL125, 5th District, Parcels 023 & 028, 700-800 Block of Athens Highway, District 3/Beaudreau **(Tabled on 6/27/2006)** **(Tabled to 7/25/2006)** **(Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions as R-75 MOD] [Planning Commission Recommendation: Tabled - Date: 7/19/2006] **{Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}**

**2006-0848 RZR-06-017**, Ransom Development Corporation, Modified Single-Family Subdivision, RA-200 to R-75 MOD, LL182, 7th District, Parcels 010A, 033, 044, 045, 100 & 106, 3400 Block of Hamilton Mill Road, 3200 Block of S. Puckett Road, 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}**

**2006-0849 SUP-06-003**, Ransom Development Corporation, Modified Single-Family Subdivision, R-75 (Proposed), LL182, 7th District, Parcels 010A, 033, 044, 045, 100 & 106, 3400 Block of Hamilton Mill Road, 3200 Block of S. Puckett Road, 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}**

**2006-0850 RZR-06-020**, GP Enterprises Inc, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL003, 3rd District, Parcels 011A, 011B, 027A, 042, 4500 Block of Braselton Highway, 4500 Block of Braselton Highway, 1700 Block of Holman Road, 4400-4500 Block of Hog Mountain Road, District 4/Kenerly [Planning Department Recommendation: Approve with Conditions as R-100 CSO] [Planning Commission Recommendation: Approve with Conditions as R-100 MOD] **{Action: Approved with Stipulations – Approved as R-100 Modified Motion: Kenerly Second: Beaudreau Vote: 5-0}**

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 8**

**VII. Public Hearing**

**4. Rezonings:**

**2006-0851 RZR-06-021**, Trinity Brothers Development, LLC, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL001, 3rd District, Parcels 037, 051, 068, 084 & 206, 3100 Block of Hog Mountain Road, District 3/Beaudreau(**Tabled on 6/27/2006**) (**Tabled to 7/25/2006**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2006-0852 RZR-06-022**, Trinity Brother Development, LLC, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL003, 3rd District, Parcels 04B, 027, 029, 030, 034, 043, 044, 046 & 088, 3000-3100 Block of Hog Mountain Road, District 3/Beaudreau(**Tabled on 6/27/2006**) (**Tabled to 7/25/2006**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0**}

**2006-0853 RZR-06-023**, Harvie Ewing, Jr., Single-Family Subdivision, RA-200 to R-100, LL325, 5th District, Parcels 007 & 023, 2700 Block of Bold Springs Road, 2400-2500 Block of Jones Phillips Road, 3000 Block of Perry Road, 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**}

**2006-0854 RZR-06-024**, Mill Creek Consulting, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL185, 7th District, Parcel 148, 3300 Block of Cross Road, 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, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 9**

**VII. Public Hearing**

**4. Rezonings:**

**2006-0855 RZR-06-025**, BCS Communities, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL249, 5th District, Parcels 003 & 011, LL250, 5th District, Parcels 001A, 018, 019, 025 & 026, 2100-2200 Block of Ewing Chapel Road, District 3/Beaudreau(Tabled on 6/27/2006) (Tabled to 7/25/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Tabled - Date: 7/19/2006] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2006-0856 RZR-06-026**, Richardson Housing Group, Inc., Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL003, 2nd District, Parcels 007A, 109, 131, 184 & 275, 3200 Block of Old Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 MOD] {Action: Approved with Stipulations – Approved as R-100 Modified Motion: Beaudreau Second: Kenerly Vote: 5-0}

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

**2006-0804 TSP-2006-012** requesting approval for the construction of a concrete, stone and marble temple building with dome and tower area, with flags. Total height is 69 ft. Location is 5712 Lawrenceville Highway. Commission District 2/Nasuti.(Staff Recommendation: Application be tabled pending outcome in Rezoning Change of Conditions CIC2006-00020) {Action: Denied Motion: Nasuti Second: Green Vote: 5-0}

**2006-0805 Waiver WVR-2006-016** requesting the elimination of the requirement to install sidewalks along a portion of Old Peachtree Road (from the main entrance west to the end of property). Location is 1026 Old Peachtree Road. Commission District 4/Kenerly {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

**Gwinnett County Board of Commissioners**  
**Tuesday, June 27, 2006 - 7:00 P. M.**  
**Public Hearing - Minutes**  
**Page 10**

**VII. Public Hearing**

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

**2006-0822 BDP-2006-001** is requesting to disinter two graves on property and re-inter graves at a church cemetery. Location is 1400 Herrington Road. Commission District 1/Green(**Tabled on 6/27/2006**) (**Tabled to 8/22/2006**)(Staff Recommendation: Denial see attachment)(**Public hearing was not held**) {**Action: Tabled Motion: Green Second: Nasuti Vote: 5-0**}

**2006-0700 Rezoning The applicant, Tahoe** Development, LLC, requests that RZR-06-042 (currently scheduled for September 2006) be re-scheduled for concurrent public hearings with its associated case, RZC-06-038, in July 2006. The property is located on the west side of Sugarloaf Parkway north of Five Forks Trickum Road. Commission District 4 - Kenerly {**Action: Approved Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**2006-0802 Rezoning The applicant, Ruby** Forest Inc., requests that two related rezoning cases (RZM-06-016 & RZC-07-016) originally scheduled for public hearings for August 2006 and April 2007 be re-scheduled for concurrent public hearings in August 2006. Properties are located on Braselton Highway and Old Fountain Road. Commission District 4 - Kenerly. {**Action: Approved Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**2006-0803 Rezoning The applicant, CSW** Management Group, LTD., requests that two related rezoning cases (RZM-06-022 & RZC-07-028) originally scheduled for public hearings in August 2006 and April 2007 be re-scheduled for concurrent public hearings in August 2006. Properties are located on Lawrenceville Highway west of Gloster Road. Commission District 4 - Kenerly. {**Action: Approved Motion: Kenerly Second: Beaudreau Vote: 5-0**}

**IX. Comments from Audience**

**X. Adjournment**