



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

Tuesday, June 28, 2005 - 7:00 PM

Public Hearing - Minutes

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda **Amended to remove 2005-0673 and add
2005-0691**

IV. Approval of Minutes: **June 21, 2005**

V. Announcements

VI. Old Business

1. Planning & Development/Michael Williams

2005-0612 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 on 5/24/2005) (Tabled to 8/23) (Public hearing was not held) [Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0]

2005-0590 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 6/28/2005) (Tabled to 7/26/2005)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] [Action: Tabled Motion: Beaudreau Second: Nasuti Vote 5-0]

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VI. Old Business

1. Planning & Development/Michael Williams

2005-0593 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 on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-TH][Planning Commission Recommendation: Tabled - Date: 7/19/2005] { Action: Tabled Motion: Green Second: Beaudreau Vote: 5-0}

2005-0594 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 on 6/21/2005)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] { Action: Approved with Stipulations Motion: Beaudreau Second: Bannister Vote: 5-0}

2005-0595 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 on 6/28/2005) (Tabled to 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/16/2005] { Action: Tabled Motion: Kenerly Second: Nasuti Vote: 5-0}

2005-0598 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 on 6/28/2005) (Tabled to 8/23/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled Date: 8/16/2005] { Action: Tabled Motion: Kenerly Second: Nasuti Vote: 5-0}

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1. Planning & Development/Michael Williams

2005-0599 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 on 6/28/2005) (Tabled to 7/19/2005)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Kenerly Second: Green Vote: 4-0 (Nasuti out of room)}

2005-0600 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 on 6/28/2005) (Tabled to 7/19/2005) (Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Kenerly Second: Green Vote: 4-0 (Nasuti out of room)}

2005-0601 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 on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0602 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 on 6/21/2005)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as RM-10] {Action: Denied Without Prejudice Motion: Green Second: Nasuti Vote: 5-0}

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1. Support Services/Connie Hinson

2005-0556 Approval to abandon a portion of a public road known as Sycamore Drive and authorization for Chairman to execute Quitclaim Deeds in Land Lots 070/071 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(Tabled on 6/28/2005) (Tabled to 7/26/2005) (Public hearing was held) (Staff Recommendation: Approval) {Action: Tabled Motion: Beaudreau Second: Bannister Vote: 5-0}

2. Transportation/Brian Allen

2005-0587 Approval of incorporation into the Gwinnett County Speed Hump program: Laurel Falls (Laurel Brook Way) (M-0092-14) - estimated cost: \$9,282.00 - 2001 Sales Tax Program - District 3/Beaudreau (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0588 Approval of incorporation into the Gwinnett County Speed Hump program: Morningview (Summit Gate Drive) (M-0092-16) - estimated cost: 10,829.00 - 2001 Sales Tax Program - District 1/Green(Tabled on 6/28/2005) (Tabled to 7/19/2005) (Public hearing was held) (Staff Recommendation: Approval) {Action: Tabled Motion: Green Second: Beaudreau Vote: 5-0}

2005-0586 Approval of incorporation into the Gwinnett County Speed Hump program: Old Suwanee Crossing (Crescent Walk Lane) (#M-0092-15) - estimated cost: \$6,188.00 - 2001 Sales Tax Program - District 1/Green(Staff Recommendation: Approval) {Action: Approved Motion: Green Second: Nasuti Vote: 5-0}

2005-0515 Approval of incorporation into Gwinnett County Speed Hump Program: Rocksprings (Marble Way) (#M-0092-13) – Estimated Cost: \$4,641.00 – 2001 Sales Tax Program – Commission District 4/Kenerly(Staff Recommendation: Approval) {Action: Approved Motion: Kenerly Second: Beaudreau Vote: 5-0}

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3. Special Use Permit:

2005-0653 SUP-05-034, Teresa D. Epps, In-Home Beauty Salon, LL068, 7th District, Parcel 001A, 1600 Block of Collins Hill 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]

2005-0655 SUP-05-035, Mike A. Rodriguez, Contractors Office with Outdoor Storage, LL247, 6th District, Parcel 018, 6500 Block of Pleasantdale Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 5-0}

2005-0656 SUP-05-036, Rev In Timothy Song, Church (Reduction in Buffers), LL001, 1st District, Parcel 362, 2600 Block of West Rock Quarry Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Kenerly Second: Beaudreau Vote: 5-0}

2005-0657 SUP-05-037, Amazing Kids Home of Lawrenceville, Residential Shelter, LL012, 5th District, Parcel 289, 2700 Block of Five Forks Trickum Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled Date: 8/16/2005] {Action: Denied Motion: Kenerly Second: Green Vote: 5-0}

2005-0658 SUP-05-038, Amador Pinock Fenly, Taxi Cab Service, LL215, 6th District, Parcel 215, 5700 Block of Brook Hollow Parkway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions] {Action: Denied Without Prejudice Motion: Nasuti Second: Green Vote: 5-0}

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3. Special Use Permit:

2005-0659 SUP-05-039, Pellerin & Saloman Real Est. Svc., LLC, Restaurant, LL020, 6th District, Parcel 021, 4000 Block of Annistown Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Bannister Vote: 5-0}

2005-0660 SUP-05-040, Atlanta Classic Cars, Automobile Body Repair Shop, LL079, 7th District, Parcel 010, 2500 Block of Satellite Boulevard, 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. Rezonings:

2005-0562 RZR-05-015, Sentinel Properties, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL 307 & 334, 5th District, Parcels 019, 026, 006 & 004, 2800-2900 Block of Old Auburn Road, District 3/Beaudreau(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0567 RZR-05-016, Shadetree Properties, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL344, 5th District, Parcels 006 & 027, 2500-2600 Block of Berry Hall Road, District 3/Beaudreau [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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4. Rezonings:

2005-0568 RZR-05-017, Lote Tree, LLC, Single-Family Conservation Subdivision, RA-200 & R-100 MOD to R-100 CSO, LL003, 3rd District, Parcels 024, 025, 108, 245, 251 & 578, 4600 Block of Braselton Highway, 6100 Block of Mount Moriah 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}

2005-0569 RZR-05-018, T&B, LLC, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL002, 2nd District, Parcel 016, 4400-4500 Block of Clack Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

2005-0570 RZR-05-019, Oakbrook Communities, LLC, Single-Family Conservation Subdivisions, RA-200 to R-100 CSO, LL234, 5th District, Parcels 010 & 011, 1200-1300 Block of Bramlett Shoals Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Bannister Vote: 5-0}

2005-0571 RZR-05-020, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL324, 5th District, Parcel 003, 3000 Block of Bold Springs Road, District 3/Beaudreau(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

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4. Rezoning:

2005-0572 RZR-05-031, Sentinel Properties, Inc, Single-Family Conservation Subdivision, RA-200 to R-75 CSO, LL324, 5th District, Parcel 003, 3000 Block of Bold Springs Road, District 3/Beaudreau(Tabled on 6/28/2005) (Tabled to 7/26/2005) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Approve with Conditions as R-100 CSO] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0650 RZR-05-021, The Southlake Group, LLC, Single-Family Subdivision, RA-200 to R-ZT, LL098, 099 & 138, 7th District, Parcels 001, 002, 003, 007, 008, 010, 014 & 024, 2300-2400 Block of S. Pucketts Mill Road, 3000 Block of Braselton Highway, District 4/Kenerly(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/19/2005] {Action: Tabled Motion: Kenerly Second: Nasuti Vote: 5-0}

2005-0573 RZR-05-022, P.B.B., LLC, Single-Family Subdivision, RA-200 to R-100, LL003, 3rd District, Parcels 031A & 576, 1500 Block of Mineral Springs Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau & Green Vote: 5-0}

2005-0574 RZR-05-023, Trung Van Le, Church, R-75 to RA-200, LL241, 6th District, Parcel 077, 2500 Block of Ingram Road, District 2/Nasuti(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/19/2005] {Action: Tabled Motion: Nasuti Second: Green Vote: 5-0}

2005-0575 SUP-05-006, Trung Van Le, Church, LL241, 6th District, Parcel 077, 2500 Block of Ingram Road, District 2/Nasuti(Tabled on 6/28/2005) (Tabled to 7/26/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 7/19/2005] {Action: Tabled Motion: Nasuti Second: Green Vote: 5-0}

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4. Rezonings:

2005-0651 RZR-05-025, Parkwood Partners, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL236, 5th District, Parcel 001, 1400 Block of Alcovy Road, District 3/Beaudreau(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2005] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0652 RZR-05-026, ALPD, LLC, Single-Family Conservation Subdivision, RA-200 & M-1 to R-100 CSO, LL218, 5th District, Parcel 003, 2100 Block of New Hope Road, District 3/Beaudreau(Tabled on 6/28/2005)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Approved with Stipulations Motion: Beaudreau Second: Bannister Vote: 5-0}

2005-0576 RZR-05-027, Vintage Communities, Single-Family Conservation Subdivision, RA-200, R-100 & R-100 MOD to R-100 CSO, LL004 & 005, 3rd District, Parcels 003, 004, 079, 006, 041, 010 & 011, 5400-5600 Block of Wheeler Road, 5000-5100 Block of Braselton Highway, 1000 Block of Bill Cheek 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}

2005-0577 RZR-05-028, Loganville Professional Builders, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL246, 5th District, Parcels 004, 018, 019, 020, 022 & 024, 900-1000 Block of Campbell Road, District 3/Beaudreau(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 7/19/2005] {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

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5. Planning & Development/Michael Williams

2005-0607 Approval of request from Mill Creek Consulting that four associated Rezoning/Special Use Permit applications currently scheduled for August 2005, January 2006 and June 2006 public hearings be rescheduled for concurrent hearings in August 2005. RZM-05-041 is an R-TH request scheduled for August 2005, RZC-06-003 is a C-2 request scheduled for January 2006, and RZR-06-028/SUP-06-007 is an R-75 Modified request scheduled for June 2006. The properties are located at the intersection of Ridge Road and Bart Johnson Road. Commission District 4 (Kenerly).(Staff Recommendation: Approval) {Action: Approved Motion: Kenerly Second: Beaudreau & Green Vote: 5-0}

2005-0511 CRC-2005-00001- Application of JB&A (Rich Deckman) for MRPA Certificate for the redevelopment of Holcomb Bridge Park located at 4300 Holcomb Bridge Road in Norcross, Georgia, located in the Chattahoochee River Corridor. This property is located on Parcel 003 and 004 in Land Lot 335 of the 6th District of Gwinnett County, Georgia.(Staff Recommendation: Approval) {Action: Approved Motion: Kenerly Second: Beaudreau Vote: 5-0}

2005-0565 DRA-05-001, A Resolution to Amend the Development Regulations (Tabled on 6/28/2005) (Tabled to 8/23/2005)(Staff Recommendation: Approval)(Public hearing was not held) {Action: Tabled Motion: Beaudreau Second: Green Vote: 5-0}

2005-0508 TSP-2005-009 tall structure permit to allow the new construction of a 160-ft bell tower plus ground equipment. Location is 3300 Caleb Road. Commission District 3/Beaudreaux(Tabled on 6/28/2005) (Tabled to 7/26/2005)(Staff Recommendation: See attached conditions)(Public hearing was not held) {Action: Tabled Motion: Beaudreau Second: Nasuti Vote: 5-0}

2005-0509 TSP-2005-010 tall structure permit for the construction of a 73-ft flagpole. Location is 4989 Peachtree Parkway. Commission District 2/Nasuti(Staff Recommendation: Denial see attachment) {Action: Approved Motion: Nasuti Second: Green Vote: 5-0}

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5. Planning & Development/Michael Williams

2005-0504 Waiver WVR-2005-005 requesting a subdivision to have private internal streets and drainage system. Also allow a reduction in the required pavement width from 27 to 24 ft BOC to BOC. Location is 736 Tab Roberts Road. Commission District 1/Green {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

2005-0505 Waiver WVR-2005-006 requesting the elimination of the requirement for the construction of sidewalks adjacent to the proposed project frontage on Oakwood Circle. Location is 6286 Oakwood Circle. Commission District 2/Nasuti {Action: Denied Motion: Nasuti Second: Green Vote: 5-0}

2005-0638 Waiver WVR-2005-007 requesting the elimination of the requirement for the construction of a 200-ft decel lane on Oakwood Circle. Location is 6266 Oakwood Circle. District 2/Nasuti {Action: Approved Motion: Nasuti Second: Green Vote: 5-0}

2005-0691 Approval of a resolution to allow for review of amendments to Section 1316 of the 1986 Zoning Resolution CSO Conservation Subdivision District. (Staff Recommendation: Approval) [Action: Approved Motion: Beaudreau Second: Nasuti Vote: 5-0]

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VIII. New Business

1. Public Utilities/Frank Stephens

2005-0673 Approval to create a new project to install +6,320 linear feet of 12-inch ductile iron pipe water main along Satellite Boulevard with a project budget not to exceed \$500,000.00. Commission District: 4
Removed from agenda

IX. Comments from Audience

X. Adjournment