

Gwinnett County Board of Commissioners
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VI. Old Business

1. Planning & Development/Michael Williams

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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

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

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: Approve with Conditions as R-100 MOD]

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: Approve with Conditions as R-100]

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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: Approve with Conditions as R-100 MOD]

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: Approve with Conditions as R-100 MOD]

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: Approve with Conditions as R-ZT & R-100 MOD]

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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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

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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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-75 MOD][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

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

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

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

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1. Support Services/Connie Hinson

2006-0986 Approval of a public hearing and abandonment of a portion of a public road known as Enclave Mill Court and all of Enclave Mill Drive, authorization for Chairman to execute a quitclaim deed in land lot 002 of the 3rd land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 3/Beaudreau(Staff Recommendation: Approval)

2006-0989 Approval of public hearing and abandonment of a portion of a public road known as Lankford Road formerly Simonton Road, authorization for Chairman to execute a quitclaim deed in land lots 119, 138 and 139 of the 6th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 2/Nasuti.(Staff Recommendation: Approval)

2. Buffer Reduction:

2006-1084 BRD-06-002, Cornerstore Investment Group, LLC, Buffer Reduction from 75 Ft to 0 Ft, C-2, LL210, 6th District, Parcel 003A, 4300-4500 Block of Satellite Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Change in Conditions:

2006-1064 CIC-06-021, Davidson Signature Properties, Inc, Reduce Buffer from 75 ft to 25 ft Landscape Strip, O-I (Change in Conditions), LL144, 7th District, Parcel 016, 2600 Block of Mall of Georgia Boulevard, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1065 CIC-06-022, John Tolliver, Reduce Buffer from 50 ft to 10 ft Landscape Strip, C-2 (Change in Conditions), LL155, 5th District, Parcel 010, 2600 Block of Loganville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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3. Change in Conditions:

2006-1066 CIC-06-023, Keystone Development Services, LLC, Increase Allowable Density, C-2 (Change in Conditions), LL080, 7th District, Parcel 078, 2300 Block of Stephens Center Drive, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1067 SUP-06-091, Keystone Development Services, LLC, Building Height Increase to 55 ft, C-2, LL080, 7th District, Parcel 078, 2300 Block of Stephens Center Drive, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1068 SUP-06-092, Keystone Development Services, LLC, Mini-Warehouse, C-2, LL080, 7th District, Parcel 078, 2300 Block of Stephens Center Drive, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1069 CIC-06-024, Alpha Omega Developers, LLC, Relocate Subdivision Entrance, R-60 (Change in Conditions), LL197, 7th District, Parcels 002 & 181, 1400 Block of Buford Highway, 3600 Block of Suwanee Creek Road, 3800 Block of Idlewild Place, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

4. Special Use Permit:

2006-1074 SUP-06-081, Lifetime Fitness, Outdoor Recreation, C-2, LL115, 7th District, Parcel 001, 1800 Block of North Brown Road, 1900 Block of Sugarloaf Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Special Use Permit:

2006-1075 SUP-06-082, Vaughn Howington Communities, Inc, Modified Single-Family Subdivision, R-100 MOD, LL064, 7th District, Parcels 005, 009, 093 & 094, 1000-1000 Block of Ridge Road, 1600 Block of Azalea Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1076 SUP-06-083, Lords House Community Church, Church, M-1, LL271, 6th District, Parcel 039, 3100 Block of Corners North Court, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1077 SUP-06-084, Rev. Chimiste Doriscar, Church, RA-200, LL340, 5th District, Parcel 012, 1200 Block of Harbin Circle, 3300-3400 Block of Turkey Crossing, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1078 SUP-06-085, Pedro Reyes, Taxi Service, M-1, LL199, 6th District, Parcel 118, 1400 Block of Hillcrest Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1079 SUP-06-086, Hernan Vasquez, Taxi Service, C-2, LL195, 6th District, Parcel 142, 5300 Block of Jimmy Carter Boulevard, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1080 SUP-06-087, Temple Johnson Road Development, LLC, Modified Single-Family Subdivision, R-100, LL030, 5th District, Parcel 003, 2600 Block of Temple Johnson Road, District/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Special Use Permit:

2006-1081 SUP-06-088, Precious Jewels Group Daycare, Daycare Center (Group), R-100, LL003, 5th District, Parcel 046, 3500 Block of Lenora Church Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2006-1082 SUP-06-090, Development South, Inc, Single-Family Conservation Subdivision, R-100 CSO, LL350, 7th District, Parcels 004, 017, 018, 019 & 027, 6000 Block of Sycamore Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1083 SUP-06-095, Holy Cross Anglican Church, Daycare Center, R-100, LL159, 5th District, Parcel 042, 3800 Block of Oak Grove Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

5. Rezoning:

2006-1041 RZC-06-029, Ruth Investments, LLC, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL108, 5th District, Parcel 012, 600 Block of Old Snellville Highway, 3000 Block of Sugarloaf Parkway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as O-I][Planning Commission Recommendation: Tabled - Date: 8/1/2006]

2006-1042 RZC-06-030, Amerco Real Estate Company, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL182, 6th District, Parcel 042, 1200 Block of Pleasant Hill Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/1/2006]

2006-1045 SUP-06-008, Amerco Real Estate Company, Truck Rental (Reduction in Buffers), C-2 (Proposed), LL182, 6th District, Parcel 042, 1200 Block of Pleasant Hill Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/1/2006]

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5. Rezonings:

2006-1046 RZC-06-031, Vinh P. Huynh, Office Uses (Reduction in Buffers), R-75 to O-I, LL212A, 6th District, Parcel 027, 1900 Block Of Beaver Ruin Road, 1900 Block of Sourwood Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1047 RZC-06-032, Manouchehr Bakhtiari, Commercial Retail Uses, C-1 & C-2 to C-2, LL246A, 6th District, Parcels 110, 110A & 111, 6300 Block of Buford Highway, 6300 Block of Susan Lane, 200 Block of Weaver Way, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1048 SUP-06-009, Manouchehr Bakhtiari, Automotive Repair, C-2 (Proposed), LL246A, 6th District, Parcels 110, 110A & 111, 6300 Block of Buford Highway, 6300 Block of Susan Lane, 200 Block of Weaver Way, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1049 RZC-06-033, DWL Partners, LLC, Office Uses, RA-200 to O-I, LL001, 2nd District, Parcel 035, 1300 Block of Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1050 RZC-06-034, DWL Partners, LLC, Commercial Retail Uses, RA-200 to C-2, LL001, 2nd District, Parcel 035, 1300 Block of Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1051 RZC-06-035, Kevin Song, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL246A, 6th District, Parcel 123A, 6500 Block of Pleasantdale Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Rezonings:

2006-1052 RZC-06-036, Gilbert Santana, Office Uses (Reduction in Buffers), RM to O-I, LL047, 5th District, Parcel 001B, 2200 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1053 RZC-06-037, Bahram Karimi, Commercial Retail Uses, M-1 to C-2, LL257, 6th District, Parcel 001, 5000 Block of Buford Highway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1055 RZC-06-038, Tahoe Development, LLC, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL084, 5th District, Parcels 010, 011, 012 & 013, 3400 Block of Sugarloaf Parkway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1056 RZR-06-042, Tahoe Development, LLC, Single-Family Subdivision (Reduction in Buffers), R-75 to R-ZT, LL084, 5th District, Parcels 010, 011, 012 & 013, 3400 Block of Sugarloaf Parkway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1057 RZC-06-039, GCMT 2, LLC, Office Uses (Reduction in Buffers), R-100 to O-I, LL127, 7th District, Parcel 008, 2600 Block of Lawrenceville Suwanee Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Rezonings:

2006-1058 SUP-06-093, GCMT 2, LLC, Bank Drive-Thru (Reduction in Buffers), O-I (Proposed), LL127, 7th District, Parcel 008, 2600 Block of Lawrenceville Suwanee Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1059 RZC-06-040, DMH Homes, LLC, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL001, 3rd District, Parcels 005 & 023F, 2700 Block of Braselton Highway, 1900 Block of Hog Mountain Church Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1060 RZC-06-041, Gwinnett Partners, LLC, Commercial Retail Uses, O-I & C-2 to C-2, LL036, 7th District, Parcels 003A & 019, 1800-1900 Block of Old Norcross Road, 1800-1900 Block of Cruse Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/1/2006]

2006-1061 RZC-06-042, Bobbie Cole, Commercial Retail Uses, R-100 to C-2, LL027, 7th District, Parcel 008, 800 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/1/2006]

2006-1062 RZC-07-027, Disposal Services Atlanta, LLC, Solid Waste Transfer Station, M-1 to M-2, LL251A, 6th District, Parcel 022, 6800 Block of Gilleland Lane, 4200 Block of Florida Avenue, 3900 Block of Jones Mill Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1063 SUP-07-012, Disposal Services Atlanta, LLC, Solid Waste Transfer Station, M-2 (Proposed), LL251A, 6th District, Parcel 022, 6800 Block of Gilleland Lane, 4200 Block of Florida Avenue, 3900 Block of Jones Mill Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Rezonings:

2006-1072 RZC-07-005, New Trend Developments, LLC, Commercial Retail Uses, M-1 to C-2, LL172, 7th District, Parcel 001, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly[Planning Department Recommendation: Table] [Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1070 RZM-06-007, New Trend Developments, LLC, Townhomes, M-1 to R-TH, LL172, 7th District, Parcel 001, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly[Planning Department Recommendation: Table [Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1071 RZR-06-051, New Trend Developments, LLC, Single-Family Zero Lot Line Subdivision (Reduction in Buffers), M-1 to R-ZT, LL173, 7th District, Parcel 004, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly [Planning Department Recommendation: Table [Planning Commission Recommendation: Tabled - Date: 8/15/2006]

2006-1040 RZR-06-039, Richardson Housing Group, Single-Family Subdivision, R-75 to R-ZT, LL158, 6th District, Parcels 007 & 127, 4400 Block of Burns Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/15/2006]

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: 8/15/2006]

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6. Planning & Development/Michael Williams

2006-1019 DRA-06-003, A Resolution to Amend the Development Regulations.(Staff Recommendation: Approval)

2006-0962 TSP-2006-014 for the construction of a steeple atop a new church building. Total height is 65 ft. Location is 1843 Buford Drive. Commission District 4/Kenerly(Staff Recommendation: Approved with condition - See Attached)

2006-0955 Waiver WVR-2006-022 requesting the elimination of the requirement for the construction of sidewalks across the project frontage on Oakbrook Parkway and Jeurgens Court. The location is 1626 Jeurgens Court/Commission District 1/Green(Staff Recommendation: See attached)

2006-0957 Waiver WVR-2006-021 requesting a subdivision to be a gated community with private streets and private drainage system. The Enclave at Hamilton Mill Subdivision - Location 3500 Block Braselton Highway. Commission District 3/Beaudreau(Staff Recommendation: Approval with conditions - See attachment)

2006-0958 Waiver WVR-2006-020 to remove the buffer, landscape, and tree ordinance requirements from the undeveloped portion of the property. Location is 2397 Huntcrest Way. Commission District 1/Green(Staff Recommendation: Approval with conditions - See attachment)

2006-0875 Rezoning The Applicant, SS&S Developments, Inc., requests that two related rezoning cases (RZM-06-026 and RZC-07-031) be re-scheduled for concurrent public hearings in November 2006. Property is located at the intersection of Riverside Road and Austin Garner Road. Commission District 4 (Kenerly).

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6. Planning & Development/Michael Williams

2006-0977 Rezoning The applicant, **Raul Sandoval**, requests that cases RZC-07-006 & SUP-07-003 originally scheduled for public hearings in January 2007 be re-scheduled for concurrent public hearings with SUP-06-054 in August 2006. Properties are located in the 3200 Block of Lawrenceville Highway. Commission District 4 (Kenerly)

VIII. Comments from Audience

IX. Adjournment