



**Gwinnett County Board of Commissioners**  
**Tuesday, July 26, 2005 - 7:00 P. M.**  
**Public Hearing - Minutes**  
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**VI. Old Business**

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

**2005-0604 RZM-05-011**, Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7th District, Parcel 004, 100 Block of South Side Road, District 4/Kenerly(Tabled on 7/26/2005) (Tabled to 8/2/2005)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-60] { Action: Tabled Motion: Kevin Kenerly Second: Mike Beaudreau Vote: 5-0}

**2005-0605 RZM-05-012**, Willie Properties, LLC, Townhomes, R-75 to R-ZT, LL230, 7th District, Parcel 004, 100 Block of South Side Road, District 4/Kenerly(Tabled on 7/26/2005) (Tabled to 8/2/2005) (Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-60] { Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2005-0606 RZR-06-001**, Willie Properties, Single-Family Detached Subdivision, LL230, 7th District, Parcel 004, 100 Block of South Side Road, District 4/Kenerly(Tabled on 7/26/2005) (Tabled to 8/2/2005) (Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-60] { Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2005-0593 RZM-05-015**, Collins Hill Associates, LLC, Townhomes (Reduction in Buffers)(AMENDED TO OFFICE USES), R-100 to R-ZT (AMENDED TO O-I), LL150, 7th District, Parcel 196, 2700-2800 Block of Collins Hill Road, District 1/Green(Tabled on 6/28/2005)[Planning Department Recommendation: Approve with Conditions as R-TH][Planning Commission Recommendation: Approve with Conditions as O-I] { Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

**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 7/26/2005) (Tabled to 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/16/05] { Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

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

**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 7/26/2005) (Tabled to 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] { Action: Tabled Motion: Beaudreau Second: Kenerly 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 7/26/2005) (Tabled to 8/23/2005)(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: Kenerly Vote: 5-0 }

**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 to 8/23/2005) (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: Kenerly 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)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-75] { Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0 }

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

**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)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied 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)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Nasuti Second: Green Vote: 5-0}

**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)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly 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 7/26/2005) (Tabled to 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/16/05] {Action: Tabled Motion: Beaudreau Second: Kenerly 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 7/26/2005) (Tabled to 9/27/2005)(Staff Recommendation: See attached conditions)(Public hearing was not held) {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

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**VII. Public Hearing**

**1. Change in Conditions:**

**2005-0735 CIC-05-013**, Landmark Improvements, LLC, Change In Conditions (Single-Family Conservation Subdivision), R-100 MOD to R-100 CSO, LL245, 5th District, Parcels 024 & 055, 600 Block of Alcovy Forest Drive, 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}

**2. Moved In House:**

**2005-0738 MIH-05-004**, David Cheatwood, Moved-In House, LL125, 5th District, Parcel 007A, 3000 Block of Langley 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}

**3. Special Use Permit:**

**2005-0737 SUP-05-041**, Carin C. Ashman, Metal Building Greater than 550 Sq. Ft, LL317, 4th District, Parcel 012, 4000 Block of Whispering Pines Trail, District 3/Beaudreau[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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**4. Rezonings:**

**2005-0717 RZC-04-068**, CDI Russell, LLC, Commercial Retail Use (Reduction in Buffers), R-100 to C-2, LL067, 7th District, Parcel 004, 1700 Block of Collins Hill Road, 0-100 Block of Russell Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2005-0718 RZC-05-029**, Beverly Brothers Lawncare, Inc, Plant Nursery/Landscape Contractor, M-1 to C-2, LL125, 5th District, Parcels 006 & 024, 800 Block of Athens Highway, 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}

**2005-0719 SUP-05-010**, Beverly Brothers Lawncare, Inc, Outdoor Storage, LL125, 5th District, Parcels 006 & 024, 800 Block of Athens Highway, 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}

**2005-0720 RZC-05-030**, Valentina I. Choi, Commercial Retail Uses (Reduction in Buffers), O-I to C-2, LL053, 6th District, Parcel 007, 3800 Block of Stone Mountain Highway, 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}

**2005-0721 RZC-05-032**, Village and 29 Properties, LLC, Commercial Retail Uses (Reduction in Buffers), O-I & R-100 to C-2, LL082, 6th District, Parcels 027 & 035, 4400 Block of Five Forks Trickum Road, 1000-1200 Block of Lake Lucerne Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Beaudreau Second: Nasuti Vote: 5-0}

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**4. Rezonings:**

**2005-0730 RZC-05-034**, Old Prospect Partners, LLC, Commercial Retail Uses, R-100 to C-2, LL104, 7th District, Parcel 001, 3100 Block of Prospect Road, 1300-1400 Block of Old Peachtree Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 4-0 (Bannister abstained)}

**2005-0722 RZC-05-035**, Melvin Carrol, Daycare Center (Reduction in Buffers) RA-200 to C-1, LL095, 7th District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau(Tabled on 7/26/2005) (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: Beaudreau Second: Kenerly Vote: 5-0}

**2005-0723 RZC-05-036**, John Hardy Jones, Commercial Retail Uses (Reduction in Buffers), R-ZT to C-2, LL074, 5th District, Parcel 004, 1600 Block of Webb Gin House Road, 1200 Block of Old Snellville Highway, District 3/Beaudreau (South of Creek), District 4/Kenerly (North of Creek)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2005-0731 RZC-05-037**, Dennis & Delores Oliver, Commercial Retail Uses, RA-200 to C-2, LL002, 3rd District, Parcels 116, 117, 118, 119, 121 & 144, 3500 Block of Braselton Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as C-2&R-100 mod][Planning Commission Recommendation: Approve with Conditions as C-2 & O-I] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2005-0732 RZC-05-038**, Dennis & Delores Oliver, Office Uses, RA-200 to O-I, LL002, 3rd District, Parcels 116, 117, 118, 119, 121 & 144, 3500 Block of Braselton Highway, 4200 Block of Jim Moore Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as C-2&R-100 mod][Planning Commission Recommendation: Approve with Conditions as C-2 & O-I] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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**4. Rezonings:**

**2005-0733 SUP-05-029**, Dennis & Delores Oliver, Daycare Center, LL002, 3rd District, Parcels 116, 117, 118, 119, 121 & 144, 3500 Block of Braselton Highway, 4200 Block of Jim Moore Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2005-0724 RZC-05-039**, Retail Development, LLC, Commercial Retail Uses, M-1 to C-2, LL123, 7th District, Parcel 009, 1100 Block of Old Peachtree Road, 1600 Block of Satellite Boulevard, 1600 Block of Meadow Drive, 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}

**2005-0727 RZC-05-040**, Shoals Partners, Drug Store (Reduction in Buffers), RA-200 to C-2, LL273, 5th District, Parcel 006, 3100-3200 Block of Old Peachtree Road, 2200 Block of Hurricane Shoals Road, District 3/Beaudreau(Tabled on 7/26/2005) (Tabled to 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2005-0728 RZC-05-041**, Anna Subzvvari, Commercial Retail Uses, R-75 to C-2, LL261, 6th District, Parcel 001, 2800 Block of Pleasant Hill Road, 3700 Block of Woodberry Drive, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Green Second: Nasuti Vote: 5-0}

**2005-0734 RZC-05-042**, Pat Winston Properties, LLC, Commercial Retail Uses, M-2 to C-2, LL077, 7th District, Parcels 003 & 041, 1700 Block of Brekinridge Parkway, 2900 Block of Old Norcross Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as SUP] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}



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**4. Rezonings:**

**2005-0736 RZR-04-049** (RECONSIDERED BY CONSENT ORDER)  
T&B, LLC, Single-Family Detached Subdivision, R-75 to R-ZT, LL037 &  
038, 7th District, Parcels, 006, 006A, 008, 011, 023, 120, 636, 637, 638,  
639, 640, 641, 642, 644 & 011, 2300 Block of Cruse Road, 1100 Block of  
Eagle Pointe Drive, 900 Block of Country Oaks Court, 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}

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

**2005-0714 TSP-2005-021** construction of a 189-ft tall monopole  
telecommunications tower with ground equipment. Located at 1294  
Braselton Highway. Commission District 4/Kenerly(Tabled on  
7/26/2005) (Tabled to 8/2/2005)(Staff Recommendation: Approval with  
conditions see attached conditions)(Public hearing was held) {Action:  
Tabled Motion: Kenerly Second: Beaudreau Vote: }

**2005-0715 Waiver WVR-2005-008** elimination of amenity area  
requirement. Location is 2895 Camp Branch Road. Commission District  
4/Kenerly(Staff Recommendation: Approval) {Action: Approved Motion:  
Kenerly Second: Beaudreau Vote: 5-0}

**IX. Comments from Audience**

**X. Adjournment**