



# Gwinnett County Board of Commissioners

Tuesday, August 23, 2005 - 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:** August 16, 2005  
August 23, 2005 – Executive Session

**V. Announcements**

**VI. Old Business**

**1. Commissioners**

**2005-0789 Approval** of appointment to Municipal-Gwinnett Planning Commission to replace Melvin Everson – Chairman's appointment  
(Tabled on 8/16/2005)

**2. Support Services/Connie Hinson**

**2005-0786 Award BL111-05**, construction of the Gwinnett County corrections complex utility building, Department of Support Services, Rendrag Construction Company, Inc., amount not to exceed \$193,664.00, authorization for Chairman to execute contracts subject to approval by the Law Department. Contracts to follow award. (Tabled on 8/16/2005)(Staff Recommendation: Award)

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**VI. Old Business**

**3. 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 6/28/2005)(Public hearing was not held)

**2005-0565 DRA-05-001**, A Resolution to Amend the Development Regulations(Tabled on 6/28/2005)(Staff Recommendation: Approval)(Public hearing was not held)

**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 7/26/2005)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/20/2005]

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

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**VI. Old Business**

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

**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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/18/2005]

**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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/18/2005]

**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)(Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out prejudice]

**2005-0603 RZR-04-040**, BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL 149, 7th District, Parcel 018, 300 Block of Old Peachtree Road, District 4/Kenerly(Tabled on 5/24/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60]

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**VI. Old Business**

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

**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)(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]

**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 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]

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

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**VII. Public Hearing**

**1. Special Use Permit:**

**2005-0865 SUP-05-046**, Saint Oliver Plunkett Church, Church/Parking Lot (Reduction in Buffers), LL100, 5th District, Parcels 034, 3200 Block of Brooks Drive, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2005-0866 SUP-05-048**, Victory World Church, Daycare Center (Congregate), LL215, 6th District, Parcel 187, 5900 Block of Brook Hollow Parkway, 5900 Block of Financial Drive, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out prejudice]

**2005-0867 SUP-05-049**, Min Ahn Lee, Restaurant, LL039, 7th District, Parcel 846, 2700 Block of Cruse Road, District 1/Green [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approved with Conditions]

**2. Rezoning:**

**2005-0832 RZM-05-029**, Premier Planning & Development Group, LLC, Townhomes, R-75 to R-TH, LL006, 7th District, Parcels 004C & 017, 1300 Block of Old Norcross Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/15/2005]

**2005-0833 RZM-05-030**, Red Oak Development, Townhomes, C-2 to R-TH, LL032, 7th District, Parcels 010, 389 & 414, 900 Block of Parkside Walk Lane, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0834 RZM-05-031**, Peachtree Circle Group, LLC, Townhomes (Reduction in Buffers), C-2 to R-TH, LL092, 7th District, Parcel 272, 1500 Block of Peachtree Circle, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Deny]

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**VII. Public Hearing**

**2. Rezonings:**

**2005-0835 RZM-05-033**, Chapman Properties, Inc, Villas/Ranch Condos (Reduction in Buffers), R-100 & O-I to R-TH, LL117, 7th District, Parcels 013, 015, 023, 030, 042, 043, 048, 093 & 094, 2300 Block of Duluth Highway, 2200 Block of Meadow Church Way, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0836 RZM-05-034**, Portrait Homes, Townhomes (Reduction in Buffers), RA-200 to R-TH, LL178, 7th District, Parcel 003, 3000 Block of Gravel Springs Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-75 CSO]

**2005-0837 RZM-05-035**, Village Square Development, LLC, Townhomes, O-I & R-ZT to R-TH, LL038, 7th District, Parcel 388, 1100 Block of Herrington Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0838 RZM-05-036**, R.W. Acquisitions, Townhomes (Reduction in Buffers), R-100 to R-TH, LL105, 7th District, Parcel 009, 2300 Block of Buford Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Tabled - Date: 9/20/2005]

**2005-0839 RZM-05-037**, Jack Mantan Properties, LLC, Townhomes (Reduction in Buffers), R-100 to R-TH, LL351 & 352, 7th District, Parcels 011, 028 & 116, 1700 Block of Buford Dam Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

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**VII. Public Hearing**

**2. Rezonings:**

**2005-0840 RZM-05-038**, Joe Miller, Townhomes (Reduction in Buffers), R-100 to R-TH, LL048, 7th District, Parcels 004 & 436, 1200 Block of Lawrenceville-Suwanee Road, 1500 Block of Ox Bridge Court, 1300 Block of Ox Bridge Way, 1200 Block of Gables View Place, 1200 Block of Kelsey Place, District 1/Green[Planning Department Recommendation: Approve with Conditions as R-ZT][Planning Commission Recommendation: Approve with Conditions as R-ZT]

**2005-0841 RZM-05-039**, Landmark Improvements, LLC, Townhomes, O-I, C-2 & R-75 to R-TH, LL050, 5th District, Parcel 003, 1900 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2005-0842 RZM-05-040**, MK Holdings, LLC, Townhomes (Reduction in Buffers), O-I & R-100 to R-TH, LL104 & 105, 7th District, Parcels 006A, 001, 007 & 008, 1100 Block of Old Peachtree Road, 2300 Block of Buford Drive, 1100 Block of Swing Circle, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Tabled - Date: 9/20/2005]

**2005-0843 RZM-05-041**, Robert Harris Homes, Villas/Ranch Condos (Reduction in Buffers), RA-200 to R-TH, LL003, 1st District, Parcels 271 & 273, 3500-3600 Block of Ridge Road, 3100-3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

**2005-0844 RZC-06-003**, N.R.F. Enterprises, Commercial Retail Use (Reduction in Buffers), RA-200 to C-2, LL003, 1st District, Parcels 271, 273 & 275, 3500-3600 Block of Ridge Road, 3200-3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

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**VII. Public Hearing**

**2. Rezoning:**

**2005-0845 RZR-06-028**, Robert Harris Homes, Single-Family Modified Subdivision, RA-200 to R-75 Modified, LL003, 1st District, Parcels 271 & 273, 3500-3600 Block of Ridge Road, 3200-3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

**2005-0846 SUP-06-007**, Robert Harris Homes, Single-Family Modified Subdivision, LL003, 1st District, Parcels 271 & 273, 3500-3600 Block of Ridge Road, 3200-3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 Modified]

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

**2005-0825 Amendment-A-05-003** - 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 add a requirement for a Special Use Permit within certain density limitations.

**2005-0862 MUR-05-001** - A proposal to consider adding additional property to a previously approved Mixed Use Redevelopment (MUR-04-004) project adjacent to Highway 78 and Highpoint Road. The property to be added consists of two tracts totaling 14.68 acres. Commission District 3/Beaudreau

**2005-0803 TSP-2005-019** construction of a 185-ft tall monopole telecommunications tower with ground equipment. Location is 2085 Five Forks Trickum Road. Commission District 3/Beaudreau(Staff Recommendation: Denial)



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

**2005-0819 TSP-2005-020** requesting the construction of a 185-ft monopole telecommunications tower, with ground equipment. Location is 134 Arnold Road. Commission District 4/Kenerly(Staff Recommendation: Approval with conditions, see attached conditions)

**2005-0815 TSP-2005-023** new monopole telecommunications tower, total height 154 ft with associated ground equipment. Location is 3175 Bart Johnson Road. Commission District 4/Kenerly(Staff Recommendation: Approval with conditions, see attachment.)

**2005-0807 Waiver WVR-2005-009** requesting the elimination of the requirement for the construction of sidewalks adjacent to Rockbridge Road in the area where the site is being renovated. Location is 1825 Rockbridge Road. Commission District 3/Beaudreau(Staff Recommendation: Denial)

**2005-0808 Waiver WVR-2005-010** requesting the elimination of the decel lane and the 50-ft taper. Location is 1100 block of Satellite Blvd. Commission District 1/Green(Staff Recommendation: Approval)

**2005-0816 Waiver WVR-2005-011** requesting the elimination of the requirement for the decel lane along Mall of Georgia Blvd. Location is 1999 Mall of Georgia Blvd. Commission District 4/Kenerly(Staff Recommendation: Approval)

**2005-0805 Waiver WVR-2005-012** requesting the elimination of the requirement for the installation of sidewalks along a portion of Pittman Circle, a reduction from 1,560 to 940 ft. Location is the 2600 block of Pittman Circle. Commission District 2/Nasuti(Staff Recommendation: Approval with one condition)

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

**2005-0804 Waiver WVR-2005-014** requesting the elimination of the requirement for the installation of sidewalks along a portion of Temple Johnson Road and Carson Road. Location is 3750 Temple Johnson Road. Commission District 3/Beaudreau(Staff Recommendation: Approval with one condition)

**2005-0818 Waiver WVR-2005-015** allowing a subdivision to have private gated interior streets and drainage system. Location is 2675 Lawrenceville-Suwanee Road. Commission District 1/Green(Staff Recommendation: approval with conditions, see attached conditions)

**VIII. New Business**

**1. Commissioners**

**2005-0863 Rezoning** to reschedule RZR-06-018, SUP-06-004 & RZR-06-019, SUP-06-005 - The applicant has requested to move RZR-06-018, SUP-06-004 & RZR-06-019, SUP-06-005 from the June 27, 2006 agenda to the October 25, 2005 agenda. Property is located in the 5000 Block of Braselton Highway and the applicant is seeking to change the zoning from RA-200 to R-100 Modified. Commission District 4 (Kenerly)

**IX. Comments from Audience**

**X. Adjournment**