



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

Tuesday, August 23, 2005 - 7:00 PM

Public Hearing - Minutes

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Approval of Minutes: August 16, 2005

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) {Action: Approved (Julianne Thompson) Motion: Bannister Second: Beaudreau Vote: 5-0}

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

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

2005-0565 DRA-05-001, A Resolution to Amend the Development Regulations(Tabled on 6/28/2005)(Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Kenerly 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 7/26/2005)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

2005-0722 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 8/23/2005) (Tabled to 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/20/2005] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

20050727 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)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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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 8/23/2005) (Tabled to 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/18/2005] {Action: Tabled Motion: Kenerly Second: Beaudreau 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 8/23/2005) (Tabled to 10/25/2005) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/18/2005] {Action: Tabled Motion: Kenerly Second: Beaudreau 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)[Planning Department Recommendation: Deny] {Action: Denied Without Prejudice Motion: Beaudreau Second: Kenerly Vote: 5-0}

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 8/23/2005) (Tabled to 12/20/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

20050562 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)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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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 8/23/2005) (Tabled to 9/27/2005)(Public hearing was 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 on 8/23/2005) (Tabled to 9/27/2005) (Public hearing was 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}

2005-0577 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)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

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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(Tabled on 8/23/2005) (Tabled to 9/27/2005)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

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] {Action: Approved with Stipulations Motion: Nasuti Second: Green Vote: 5-0}

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]{Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

2. Rezonings

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(Tabled on 8/23/2005) (Tabled to 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/15/2005] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

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2. Rezonings

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

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] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

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(Tabled on 8/23/2005) (Tabled to 1/1/1900)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-75 CSO] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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] {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

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2. Rezonings

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(Tabled on 8/23/2005) (Tabled to 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Tabled - Date: 9/20/2005] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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(Tabled on 8/23/2005) (Tabled to 09/20/2005)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 Modified] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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(Tabled on 8/23/2005) (Tabled to 9/20/2005)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions as R-ZT][Planning Commission Recommendation: Approve with Conditions as R-ZT] {Action: Tabled Motion: Green Second: Kenerly Vote: 5-0}

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

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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(Tabled on 8/23/2005) (Tabled to 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-75 Modified][Planning Commission Recommendation: Tabled - Date: 9/20/2005] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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

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

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

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

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 {Action: Approved with Change Motion: Kenerly Second: Green Vote: 5-0}

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

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) {Action: Denied Motion: Beaudreau Second: Nasuti Vote: 5-0}

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

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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.) {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

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

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) {Action: Denied Motion: Green Second: Nasuti Vote: 5-0}

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) {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Abstained)}

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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(Tabled on 8/23/2005) (Tabled to 9/6/2005)(Staff Recommendation: Approval with one condition)(Public hearing was held) {Action: Tabled Motion: Nasuti Second: Green Vote: 5-0}

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

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) {Action: Approved with Stipulations Motion: Green Second: Nasuti Vote: 5-0}

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

IX. Comments from Audience

X. Adjournment