



**Public Hearing Agenda**  
**Tuesday, August 24, 2010 - 7:00 PM**  
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**VI. Public Hearing – Old Business**

**2. Planning & Development/Bryan Lackey**

**2009-0975 TSP2009-00027** - Construct a 96 foot tall Monopole Telecommunication Tower with a 4 foot lightning rod (overall height 100 feet). Location is: 792 McCart Road, Lawrenceville. Commission District 4 (Kenerly). (Tabled on 06/22/2010)(Public hearing was not held)

**2010-0407 TSP2010-00010**, for consideration of an existing 198 foot Radio Tower. Location is 4311 Communications Drive. Commission District 1/Lasseter (Tabled on 07/20/2010) (Staff Recommendation: Approve with conditions)(Public hearing was held)

**2010-0523 SUP2010-00029**, Applicant: GTL of Norcross #2 LLC; Owner: Chelsea Properties, for a Special Use Permit in a C-2 Zoning District to Allow a Title Loan Facility, District 6 Land Lot 142 Parcel 055, 4100 Block of Jimmy Carter Boulevard; 6400 Block of Lawrenceville Highway, 0.73 Acres, District 2/Nasuti (Tabled on 07/27/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2010-0524 SUP2010-00030**, Applicant: B-3, LLC; Owner: HTSF Capital, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Climate Controlled Self-Storage Facility, District 7 Land Lot 177 Parcel 067, District 7 Land Lot 144 Parcel 028, 2600 Block of Mall Of Georgia Boulevard; 1800 Block of Appaloosa Lane, 1.67 Acres, District 4/Kenerly (Tabled on 07/27/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2010-0341 RZC2010-00004**, Applicant: Curt B. Thompson, Owner: Manoj Kootappilly, etal, RM to C-2, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 032 Parcels 020 & 021, 600 Block of Greenvale Road, 900 Block of Lawrenceville-Suwanee Road, 1.19 acres, District 1/Lasseter (Tabled on 04/27/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**VI. Public Hearing – Old Business**

**2. Planning & Development/Bryan Lackey**

**2010-0342 RZC2010-00005**, Applicant: Hampton House Handmade Trim, Owner: Glenn T. Hampton, III, R-140 to M-1, Wholesaling/Warehousing (Reduction in Buffers), District 1 Land Lot 001 Parcel 167, 3200 Block of Hamilton Mill Road, 0.92 acre, District 4/Kenerly (Tabled on 06/22/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2010-0520 RZC2010-00010**, Applicant: W. Paul Kesmodel, Jr., Esq.; Owner: Peter G. Hamilton, M-1 to C-3; Automotive and Commercial Retail Uses, District 6 Land Lot 257 Parcel 006, 4900 Block of Buford Highway, 4.06 Acres, District 2/Nasuti (Tabled on 07/27/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As C-2/SUP][Planning Commission Recommendation: Approve with Conditions As C-2/SUP]

**2009-1281 RZM2009-00002**, Applicant: Silver Springs Communities, Owner: Luv Homes - Joyce Ogletree, O-1 and R-75 to RM-8, Attached Senior Housing (Reduction In Buffers), District 6 Land Lots 127 and 128 Parcels 063 and 267, 100-200 Block of Ronald Reagan Parkway and the 200 Block of Bethesda Church Road, 29.41 acres, District 4/Kenerly (Tabled on 03/23/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**3. Transportation/Brian Allen**

**2010-0332 Approval** of incorporation into the Gwinnett County Speed Hump Program Timber Ridge, M-0092-74, estimated cost \$3,520.00, 2001 Sales Tax Program, Commission District 4/Kenerly (Tabled on 06/22/2010) (Staff Recommendation: Approval)

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**VII. Public Hearing – New Business**

**I. Change in Conditions**

**2010-0636 CIC2010-00011**, Applicant: Majid Zibanejadrad, Owner: Majid Zibanejadrad, to Change Conditions of Zoning on property zoned C-2 to Remove Use Restrictions, District 6 Land Lot 259 Parcel 042, 4300 Block of Buford Highway, 0.70 Acre. District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2010-0637 SUP2010-00033**, Applicant: Majid Zibanejadrad, Owner: Majid Zibanejadrad, for a Special Use Permit in a C-2 zoning district to Allow an Automobile Body Repair Shop, District 6 Land Lot 259 Parcel 042, 4300 Block of Buford Highway, 0.70 Acre. District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2010-0638 SUP2010-00034**, Applicant: Majid Zibanejadrad, Owner: Majid Zibanejadrad, for a Special Use Permit in a C-2 zoning district to Allow Automobile Service, District 6 Land Lot 259 Parcel 042, 4300 Block of Buford Highway, 0.70 Acre. District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2010-0639 CIC2010-00012**, Applicant: Sentinel Properties, Inc., Owner: Gwinnett County Habitat for Humanity, to Change Conditions of Zoning on property zoned R-ZT to Reduce Dwelling Size, District 7 Land Lot 233 Parcel 430, District 7 Land Lot 233 Parcel 421, 4100 Block of Terrace Oaks Lane, 4100 Block of Terrace Oaks Court, 0.20 Acre. District 1/Laseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**VII. Public Hearing – New Business**

**2. Special Use Permit**

**2010-0640 SUP2010-00031**, Applicant: A+ Financial Services, Inc.,  
Owner: Mall at Gwinnett Place, LLC, for a Special Use Permit in a C-3  
zoning district to Allow a Check Cashing Facility, District 6 Land Lot 232  
Parcel 003, 2100 Block of Pleasant Hill Road, 27.51 Acres. District  
1/Laseter[Planning Department Recommendation: Deny][Planning  
Commission Recommendation: Approve with Conditions]

**2010-0641 SUP2010-00035**, Applicant: Pamela and James Hogan,  
Owner: Pamela and James Hogan, for a Special Use Permit in an R-100  
zoning district for a Home Occupation (Hair Salon) (Renewal), District 6  
Land Lot 031 Parcel 024, 3000 Block of Centerville Highway, 1.16 Acres.  
District 3/Beaudreau[Planning Department Recommendation: Approve  
with Conditions][Planning Commission Recommendation: Approve with  
Conditions]

**2010-0642 SUP2010-00037**, Applicant: Fortress Ministries G.A.,  
Owner: Rover 1605 Lakes Parkway, LLC, for a Special Use Permit in an  
M-1 and OBP zoning district to Allow a Church, District 7 Land Lot 035  
Parcel 016, 1600 Block of Lakes Parkway, 17.74 Acres. District  
1/Laseter[Planning Department Recommendation: Approve with  
Conditions][Planning Commission Recommendation: Approve with  
Conditions]

**3. Rezonings**

**2010-0635 RZC2010-00011**, Applicant: ASHA Properties, LLC,  
Owner: ASHA Properties, LLC, O-1 to C-2, Business College or Business  
School, District 6 Land Lot 304 Parcel 303, 6200 Block of Smithpointe  
Drive, 1.96 Acres. District 2/Nasuti[Planning Department  
Recommendation: Approve with Conditions][Planning Commission  
Recommendation: Approve with Conditions]

**VIII. Comments from Audience**

**IX. Adjournment**