



Gwinnett County Board of Commissioners

Tuesday, August 26, 2008 - 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:

Business Session: August 19, 2008
Executive Session: August 26, 2008

V. Announcements

- Resolution of Recognition: Responsible Dog Owner's Day 2008
- Resolution of Recognition: National Payroll Week 2008
- Resolution of Recognition: Medal of Valor Award
- Resolution of Recognition: Constitution Day 2008

VI. New Business

1. Financial Services/Maria Woods

2008-2302 Approval/authorization for the Chairman to sign the Operation and Management Agreement between Gwinnett County and Gwinnett Clean & Beautiful Services, Inc.; Ground Lease between Gwinnett County and the Development Authority of Gwinnett County; and Acknowledgement of Consent to Assignment to operate and manage the County's Solid Waste Programs. Pending approval by the Law Department. (Staff Recommendation: approval)

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VII. Public Hearing – Old Business

1. Planning & Development/Glenn Stephens

2008-0460 SUP-08-027, Applicant: Gregory H. Stephens, Owner: Gregory H. Stephens, for a Special Use Permit in a C-2 Zoning District to Allow a Tire Store, District 7 Land Lot 094 Parcel 157, 1900 Block of Braselton Highway, 0.73 Acres, District 3/Beaudreau(Tabled on 7/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: None]

2008-0676 CIC-08-017, Applicant: Prime Interest, Inc, Owner: DD Suwanee Note Holding Company, LLC, Change Conditions of Zoning for Property Zoned C-2 (Self-Storage Facility), District 7 Land Lot 048 Parcel 403, 1400 Block of Lawrenceville-Suwanee Road, 1300-1400 Block of Riverside Parkway, 10.38 Acres, District 1/Green(Tabled on 7/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-0677 SUP-08-054, Applicant: Prime Interest, Inc, Owner: DD Suwanee Note Holding Company, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 7 Land Lot 048 Parcel 403, 1400 Block of Lawrenceville-Suwanee Road, 1300-1400 Block of Riverside Parkway, 10.38 Acres, District 1/Green(Tabled on 7/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-0463 SUP-08-033, Applicant: The Widewaters Group, Inc., Owner: The Widewaters Group, Inc., for a Special Use Permit in a C-1 Zoning District to Allow a Grocery Store, District 4 Land Lot 321 Parcels 002, 003, 004, 046, and 500, 3500 Block of Lee Road, 4500 Block of Mink Livsey Road and the 4500 Block of Rosebud Drive, 9.93 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

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1. Planning & Development/Glenn Stephens

2008-0464 SUP-08-034, Applicant: The Widewaters Group, Inc., Owner: The Widewaters Group, Inc., for a Special Use Permit in a C-1 Zoning District to Allow a Restaurant, District 4 Land Lot 321 Parcels 002, 003, 004, 046 and 500, 3500 Block of Lee Road, 4500 Block of Mink Livsey Road and the 4500 Block of Rosebud Drive, 9.93 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2008-0563 SUP-08-041, Applicant: TP Land, LLC, Owner: Donald H. Bohne, for a Special Use Permit in a C-2 Zoning District to Allow a Kennel/Pet Daycare (with Outdoor Facilities), District 6 Land Lot 052 Parcel 229, 2000 Block of Westside Court, 0.87 Acres, District 3/Beaudreau(Tabled on 7/22/2008)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2008-0566 SUP-08-043, Applicant: Rockbridge Self Storage, LLC, Owner: Noorallah Alimohammed, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 6 Land Lot 060 Parcel 009, 5300 Block of Stone Mountain Highway and the 1900 Block of Rockbridge Road, 1.08 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 09/17/2008]

2008-0568 SUP-08-049, Applicant: Rockbridge Self Storage, LLC, Owner: Noorallah Alimohammed, for a Special Use Permit in a C-2 Zoning District to Allow a Building Height Increase to Four Stories, District 6 Land Lot 060 Parcel 009, 5300 Block of Stone Mountain Highway and the 1900 Block of Rockbridge Road, 1.08 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 09/17/2008]

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1. Planning & Development/Glenn Stephens

2008-0211 RZC-08-055, Applicant: Corridor Property Group, LLC., Owner: Corridor Property Group, LLC., R-100 to C-2, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 067 Parcels 008 and 009, 1700 Block of Collins Hill Road, 0-100 Block of Russell Road, 3.20 Acres, District 4/Kenerly(Tabled on 5/20/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as O-I w/SUP]

2008-0212 RZC-04-068 (Reconsidered by Consent Order), Applicant: CDI Russell, LLC, Owner: CDI Russell, LLC., R-100 to C-2, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 067 Parcel 004, 1700 Block of Collins Hill Road and the 0-100 Block of Russell Road, 1.58 Acres, District 4/Kenerly(Tabled on 5/20/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

2008-0440 RZC-08-056 (Amended) Applicant: Stanley Green, Owner: Stanley Green, R-100 to C-1, Commercial Retail Uses, District 7 Land Lot 156 Parcel 004, 1300 Block of Old Peachtree Road and the 2900 Block of Meadow Church Road, 1.82 Acres, District 1/Green(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as O-I][Planning Commission Recommendation: Deny]

2008-2133 TSP-2008-00023, Construction of a 195 foot Tall Monopole Telecommunication Tower with ground equipment. Location is 2050 Hurricane Shoals Rd. Commission District 3 (Beaudreau). (Tabled on 07/22/2008) (Staff Recommendation: Approval with Conditions)(Public hearing was not held)

2008-2134 TSP-2008-00024, Construction of a 199 foot Tall Telecommunication Tower with ground equipment. Location is 2565 Camp Mitchell Road. Commission District 3 (Beaudreau). (Tabled on 07/22/2008) (Staff Recommendation: Approval with Conditions)(Public hearing was not held)

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1. Planning & Development/Glenn Stephens

2008-2155 CIC-08-018, Applicant: Luz M. Mercado, Owners: Dennis W. and Judith P. Smith, to Change Conditions of Zoning for Property Zoned C-2 (Reduction in Buffers), District 5 Land Lot 017 Parcel 186, District 5 Land Lot 018 Parcel 001, 2500 Block of Lawrenceville Highway, 1.91 Acres, District 4/Kenerly (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-2150 RZC-08-080, Applicant: G-T Grading - Tae Yong Kang: Owner: Rickard Baker, RA-200 to O-I, Retirement Community (Reduction in Buffers), District 7 Land Lot 094 Parcel 005B, 2000 Block of Sunny Hill Road, 3.89 Acres, District 4/Kenerly(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/17/2008]

2008-2151 SUP-08-052, Applicant: G-T Grading - Tae Yong Kang, Owner: Richard Baker, for a Special Use Permit in an O-I (Proposed) Zoning District to Allow a Retirement Community, District 7 Land Lot 094 Parcel 005B, 2000 Block of Sunny Hill Road, 3.89 Acres, District 4/Kenerly(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/17/2008]

2008-2158 SUP-08-058, Applicants: Jairo Arriaga and Elsa Cely, Owners: Jairo Arriaga and Elsa Cely, for a Special Use Permit in a R-75 Zoning District to Allow a Daycare Center (Group), District 7 Land Lot 001 Parcel 051, 600 Block of Bethesda School Road, 1.05 Acres, District 4/Kenerly (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-2162 SUP-08-062, Applicant: Bingrui Xu, Owners: Bingrui Xu and Zhiling Zhang, for a Special Use Permit in a C-2 Zoning District to Allow a Pool or Billiards Hall, District 6 Land Lot 151 Parcel 181, 500 Block of Pleasant Hill Road, 4.01 Acres, District 2/Nasuti (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/17/2008]

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1. Planning & Development/Glenn Stephens

2008-2164 SUP-08-064, Applicant: Jong H. Heo, Owner: Jong H. Heo, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Service/Auto Body Repair Shop (Reduction in Buffers), District 6 Land Lot 245 Parcels 293 and 294, 6500 Block of Buford Highway and the 1000 Block of Hillside Drive. 0.66 Acres, District 2/Nasuti (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/17/2008]

2008-2143 RZC-08-075, Applicant: John Hardy Jones, Owner: John Hardy Jones, R-ZT to O-I, Bank/Office Uses (Reduction in Buffers), District 5 Land Lot 074 Parcel 004, 1600 Block of Webb Gin House Road and the 1200 Block of Old Snellville Highway, 7.68 Acres, District 3/Beaudreau (South of Creek), and District 4/Kenerly (North of Creek) (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-2144 SUP-08-036, Applicant: John Hardy Jones, Owner: John Hardy Jones, for a Special Use Permit in an O-I (Proposed) Zoning District to Allow a Bank/Drive Through Facility, District 5 Land Lot 074 Parcel 004, 1600 Block of Webb Gin House Road and the 1200 Block of Old Snellville Highway, 7.68 Acres, District 3/Beaudreau (South of Creek), and District 4/Kenerly (North of Creek) (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2008-2145 RZC-08-076, Applicant: Smith, Gambrell and Russel, LLP, Owners: William and Jennifer Holland, R-75 to C-2, Contractor's Office with Outdoor Storage (Reduction in Buffers), District 6 Land Lot 280A Parcel 020, 5000 Block of Winters Chapel Road and the 7000 Block of Lake View Lane, 0.54 Acres, District 2/Nasuti (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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1. Planning & Development/Glenn Stephens

2008-2146 SUP-08-040, Applicant: Smith, Gambrell and Russel, LLP, Owners: William and Jennifer Holland, for a Special Use Permit in a C-2 (Proposed) Zoning District to Allow a Contractor's Office with Outdoor Storage, District 6 Land Lot 280A Parcel 020, 5000 Block of Winters Chapel Road and the 7000 Block of Lake View Lane, 0.54 Acres, District 2/Nasuti (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2008-2147 RZC-08-077, Applicant: Amrut Investment, LLC, Owner: Amrut Investment, LLC, R-100 to C-1, Commercial Retail Uses (Reduction in Buffers), District 6 Land Lot 033 Parcel 018, 2700 Block of Centerville Highway, 1.0 Acres, District 3/Beaudreau (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as O-I with SUP]

2008-2152 RZC-08-081, Applicant: Kim Lee Lim, Owner: Kim Lee Lim, RM to O-I, Office Uses (Reduction in Buffers), District 6 Land Lot 188 Parcel 355, 5600 Block of Singleton Road, 0.21 Acres, District 1/Green (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2008-2153 RZC-08-082, Applicant: Cesar Cordovi, Owner: Cesar Cordovi, R-75 to O-I, Office Uses, District 6 Land Lot 196 Parcel 021, 5800 Block of Singleton Road, 0.38 Acres, District 1/Green (Tabled on 07/22/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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1. Transportation/Brian Allen

2008-2171 Approval of incorporation into the Gwinnett County Speed Hump Program Lake Carlton (North) (M-0092-53) - estimated cost: \$8,200.00 - Commission District 3/Beaudreau (Staff Recommendation: Approval)

2008-2172 Approval of incorporation into the Gwinnett County Speed Hump Program Hickory Hills (M-0092-54) - estimated cost: \$8,200.00 - Commission District 3/Beaudreau (Staff Recommendation: Approval)

2. Change in Conditions

2008-2265 CIC-08-019, Applicant: T & D Development, Owner: T & D Development, to Change Conditions of Zoning for Property Zoned R-100, District 7 Land Lot 179 Parcels 001 and 003, 3200 Block of Camp Branch Circle, 9.70 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permit

2008-2266 SUP-08-065, Applicant: Kelly Scott, Owner: Prime Option Development Company, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Recreation Facility - Outdoor (Reduction in Buffers), District 6 Land Lot 259 Parcel 033, 4300 Block of Buford Highway, 4.90 Acres, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

2008-2267 SUP-08-069, Applicant: Center for Pan Asian Community Services, Inc., Owner: Sun H. Kim, for a Special Use Permit in a C-1 Zoning District to Allow a Residential Shelter, District 6 Land Lot 190 Parcel 039, 6200 Block of Oakwood Circle, 0.57 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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3. Special Use Permit

2008-2268 SUP-08-070, Applicant: Mojgar Alihamedari, Owner: Ramzey Sedran for a Special Use Permit in a C-1 and C-2 Zoning District to Allow Automobile Sales/Used, (Reduction in Buffers), District 5 Land Lot 050 Parcels 002 and 029, 0-100 Block of Patterson Road, 2.02 Acres, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2008-2269 SUP-08-071, Applicant: Storage Acquisition, LLC, Owner: Lit Hodges Development Holdco, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 7 Land Lot 124 Parcel 084, 2500 Block of Sever Road, 1.60 Acres, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

2008-2270 SUP-08-072, Applicants: Pamela and James Hogan, Owners: Pamela and James Hogan, for a Special Use Permit in a R-100 Zoning District to Allow Home Occupation (Hair Salon), 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]

2008-2271 SUP-08-073, Applicant: Timothy Mason, Owner: Central Christian Church for a Special Use Permit in a R-100 Zoning District to Allow a Daycare Center (Accessory), District 7 Land Lot 054 Parcel 082, 1200 Block of Braselton Highway, 8.0 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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3. Special Use Permit

2008-2272 SUP-08-074, Applicant: JC Properties of Georgia, LLC., Owner: JC Properties of Georgia LLC., for a Special Use Permit in a C-2 Zoning District to Allow a Billiards Hall, District 7 Land Lot 152 Parcel 263, 2700 Block of Lawrenceville-Suwanee Road, 3.56 Acres, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/17/2008]

4. Planning & Development/Glenn Stephens

2008-2260 CRC-2008-00004, Application of Tye Hanna for Metropolitan River Protection Act Certificate to Construct a Pool and Pool House on 1.28 Acres at 4268 Riverview Drive, Lot 1, Block G of Riverview Estates, located in the Chattahoochee River Corridor, District 6 Land Lots 329 and 330 Parcel 027, District 2/Nasuti (Staff Recommendation: Approval)

2008-2319 TSP-2008-00027 - Allow construction of a 155 foot tall Monopole Telecommunication Tower with ground equipment. Location is: 2443 Collins Hill Road, Commission District 4 (Kenerly). (Staff Recommendation: Approval with conditions)

2008-2322 TSP-2008-00028 - Allow construction of a 155 foot tall Monopole Telecommunication Tower with ground equipment. Location is: 2593 Ingram Road, Commission District 2 (Nasuti). (Staff Recommendation: Approval with conditions)

2008-2232 Amendment-08-002 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article III Definitions, to Add Definitions for Cemeteries and to Article XIII Section 1300. RA-200 Agriculture-Residence District, To Add Certain Requirements Regarding Cemeteries.

2008-2233 Amendment-08-003 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article XIII Use Provisions, To Address Self-Service Ice Manufacturing/Vending Machines.

IX. Comments from Audience

X. Adjournment