

**Board of Commissioners**

75 Langley Drive • Lawrenceville, GA 30046-6935  
770.822.7000 • www.gwinnettcounty.com

Charles E. Bannister, Chairman  
Shirley Fanning Lasseter, District 1  
Bert Nasuti, District 2  
Mike Beaudreau, District 3  
Kevin Kenerly, District 4



**Public Hearing Minutes**  
**Tuesday, September 21, 2010 - 7:00 PM**

**I. Call To Order, Invocation, Pledge to Flag**

**II. Opening Remarks by Chairman**

**III. Approval of Agenda**

{Action: Approved Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**IV. Announcements**

**V. Public Hearing – Old Business**

**I. Financial Services/Aaron Bovos**

**2010-0405 Approval** of revision to Gwinnett County Purchasing Ordinance (6th Revision), 1st reading - June 22, 2010, 2nd reading - July 20, 2010. Authorization for Chairman to sign the ordinance subject to Law Department approval. (Tabled on 09/21/2010) (Tabled to 10/26/2010) (Staff Recommendation: Approval) (Public Hearing was Held) {Action: Tabled Motion: Bannister Second: Beaudreau Vote: 3-0 (Nasuti & Kenerly Absent)}

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

**2008-2133 TSP2008-00023**, Construction of a 195 foot Tall Monopole Telecommunication Tower with ground equipment. Location is 2050 Hurricane Shoals Rd. Commission District 3 (Beaudreau). (Tabled on 09/21/2010) (Tabled to 10/26/2010) (Staff Recommendation: Approval with Conditions)(Public hearing was held) {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**Public Hearing Minutes**  
**Tuesday, September 21, 2010 - 7:00 PM**  
**Page 2**

**V. Public Hearing – Old Business**

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

**2008-2134 TSP2008-00024**, Construction of a 199 foot Tall Telecommunication Tower with ground equipment. Location is 2565 Camp Mitchell Road. Commission District 3 (Beaudreau). (Tabled on 09/21/2010) (Tabled to 10/26/2010) (Staff Recommendation: Approval with Conditions)(Public hearing was not held) {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**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 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held) {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0253 TSP2009-00048** - Construct a 120 foot Monopole Telecommunication Tower with a 5 foot lightning rod (overall height 125 feet), including antennas at the 120 foot level and a fenced equipment compound. Location is 10 Lester Road in Lawrenceville. Commission District 2 (Nasuti). {Action: Denied without Prejudice Motion: Beaudreau Second: Bannister Vote: 3-0 (Nasuti & Kenerly Absent)}

**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 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Lasseter Second: Beaudreau Vote: 3-0 (Nasuti & Kenerly Absent)}

**Public Hearing Minutes**  
**Tuesday, September 21, 2010 - 7:00 PM**  
**Page 3**

**V. Public Hearing – Old Business**

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

**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[Planning Department Recommendation: Approve with Conditions As C-2/SUP][Planning Commission Recommendation: Approve with Conditions as C-2/SUP] {Action: Approved with Stipulations Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**VI. Public Hearing – New Business**

**1. Transportation/Brian Allen**

**2010-0700 Approval** to incorporate into the Gwinnett County Speed Hump Program Brighton Cove Trail (Brighton Estates) (M-0092-76) - estimated cost \$7,000.00, 2001 Sales Tax Program, Commission District 3/Beaudreau (Staff Recommendation: Approval) {Action: Approved Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2. Change in Conditions**

**2010-0723 CIC2010-00013**, Applicant: Anthony J. Kippes, Owner: Storesmart of Buford, LLC, to Change Conditions of Zoning on Property Zoned C-2 to Remove Use Restrictions, District 7 Land Lot 146 Parcel 023, 2700 Block of Laurel Drive, 2.27 Acres. District 4/Kenerly (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/5/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

## **VI. Public Hearing – New Business**

### **2. Change in Conditions**

**2010-0724 SUP2010-00039**, Applicant: Anthony J. Kippes, Owner: Storesmart of Buford, LLC, for a Special Use Permit in a C-2 Zoning District to Allow Truck Rental, District 7 Land Lot 146 Parcel 023, 2700 Block of Laurel Drive, 2.27 Acres. District 4/Kenerly (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/5/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

### **3. Moved In House**

**2010-0734 MIH2010-00001** - Applicant: Wayne and Kathleen Warbington, Owner: Wayne and Kathleen Warbington, for a Moved-In House on property zoned R-100, District 5 Land Lot 096 Parcel 019 & 339, 1300 - 1400 Block of Virgil Moon Road, 3.09 Acres. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

### **4. Special Use Permit**

**2010-0725 SUP2010-00038**, Applicant: Robert Adair, Owner: Bill Head Family Properties, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Crematory (Accessory), District 6 Land Lot 139 Parcel 021, 6100 Block of Lawrenceville Highway, 2.87 Acres. District 2/Nasuti(Tabled on 09/21/2010) (Tabled to 11/16/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/3/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0726 SUP2010-00040**, Applicant: Jairo Arriaga and Elsa Cely, Owner: Jairo Arriaga and Elsa Cely, for a Special Use Permit in an R-75 Zoning District to Allow a Daycare Center (Group) (Renewal), District 7 Land Lot 001 Parcel 051, 600 Block of Bethesda School Road, 1.05 Acres. District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**VI. Public Hearing – New Business**

**4. Special Use Permit**

**2010-0727 SUP2010-00041**, Applicant: Jeff Graves, Owner: Manoj Sadselia, for a Special Use Permit in a C-1 Zoning District to Allow a Group Home for Children, District 7 Land Lot 039 Parcel 890 and Parcel 891, 2700 Block of Old Shackleford Road, 0.06 Acre. District I/Laseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] **{Action: Approved with Change Motion: Laseter Second: Beaudreau Vote: 3-0 (Nasuti & Kenerly Absent)}**

**2010-0728 SUP2010-00042**, Applicant: Fresh Start Church, Owner: ARI-NBC 8, LLC, for a Special Use Permit in an M-2 Zoning District to Allow a Church, District 7 Land Lot 078 Parcel 024, 1900 Block of Evergreen Boulevard, 8.99 Acres. District I/Laseter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Laseter Second: Beaudreau Vote: 3-0 (Nasuti & Kenerly Absent)}**

**2010-0729 SUP2010-00043**, Applicant: David Daniel, Owner: Park Avenue Bank, for a Special Use Permit in a C-2 Zoning District to Allow Recreational Vehicle Sales, Service and Rental, District 3 Land Lot 002 Parcel 078, 2200 Block of East Rock Quarry Road, 2.0 Acres. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Beaudreau Second: Laseter Vote: 3-0 (Nasuti & Kenerly Absent)}**

**2010-0730 SUP2010-00044**, Applicant: David Daniel, Owner: Park Avenue Bank, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales (Used), District 3 Land Lot 002 Parcel 078, 2200 Block of East Rock Quarry Road, 2.0 Acres. District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Beaudreau Second: Laseter Vote: 3-0 (Nasuti & Kenerly Absent)}**

## **VI. Public Hearing – New Business**

### **4. Special Use Permit**

**2010-0731 SUP2010-00047**, Applicant: Calina Hut, Owner: Calina Hut, for a Special Use Permit in an RA-200 Zoning District to Allow a Family Personal Care Home, District 1 Land Lot 002 Parcel 159, 2500 Block of Doc Hughes Road, 1.01 Acres. District 4/Kenerly (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/19/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0732 SUP2010-00048**, Applicant: All Tire and Brake, Inc., Owner: Penn Hodge Properties, for a Special Use Permit in a C-2 Zoning District to Allow Truck Rental, District 5 Land Lot 242 Parcel 023, 1700 Block of Winder Highway, 1.0 Acre. District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0733 SUP2010-00049**, Applicant: All Tire and Brake, Inc., Owner: Penn Hodge Properties, for a Special Use Permit in a C-2 Zoning District to Allow Outdoor Storage (Tires), District 5 Land Lot 242 Parcel 023, 1700 Block of Winder Highway, 1.0 Acre. District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

### **5. Rezonings**

**2010-0716 RZC2010-00013**, Applicant: Alen Delic, Owner: Alen Delic, C-1 to C-2, Contractors Office (Water Damage Restoration), District 5 Land Lot 155 Parcel 011, 2600 Block of Loganville Highway, 0.73 Acre. District 3/Beaudreau (Tabled on 09/21/2010) (Tabled to 10/05/2010)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**Public Hearing Minutes**  
**Tuesday, September 21, 2010 - 7:00 PM**  
**Page 7**

**VI. Public Hearing – New Business**

**5. Rezonings**

**2010-0717 RZC2010-00014**, Applicant: Right Now Heating and Air, LLC, Owner: Dacula Land Holdings, LLC, C-1 to C-2 (Reduction in Buffers), Contractors Office (Heating and Air Conditioning), District 3 Land Lot 002 Parcel 081, 3000 Block of Braselton Highway, 2200 Block of Cain Circle, 0.63 Acre. District 3/Beaudreau (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/19/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0718 SUP2010-00045**, Applicant: Right Now Heating and Air, LLC, Owner: Dacula Land Holdings, LLC, for a Special Use Permit in a C-2 (Proposed) Zoning District to Allow Outdoor Storage, District 3 Land Lot 002 Parcel 081, 3000 Block of Braselton Highway, 2200 Block of Cain Circle, 0.63 Acre. District 3/Beaudreau (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/19/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0719 RZC2010-00015**, Applicant: Newell Recycling, Owner: Newell Recycling, C-2 to M-2, Recovered Materials Processing Facility (Community Recycling Center), District 6 Land Lot 250 Parcel 072, 2800 Block of Amwiler Road, 5.71 Acres. District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**Public Hearing Minutes**  
**Tuesday, September 21, 2010 - 7:00 PM**  
**Page 8**

**VI. Public Hearing – New Business**

**5. Rezonings**

**2010-0720 RZM2010-00002**, Applicant: Pacific Group, Inc., Owner: GDCI GA I, LP, MUR to R-TH, Townhomes, District 6 Land Lot 247 Parcel 183x, 2400 Block of Global Forum Boulevard, 14.22 Acres. District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Beaudreau Second: Lasseter Vote: 3-0 (Nasuti & Kenerly Absent)}

**2010-0721 RZM2010-00003**, Applicant: Spark I, LLC, Owner: Spark I, LLC, R-ZT to RM-13 (Reduction in Buffers), Apartments, District 7 Land Lot 188 Parcel 013, 1300 Block of Plunketts Road, 17.79 Acres. District 4/Kenerly (Tabled on 09/21/2010) (Tabled to 10/26/2010)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/19/2010] {Action: Tabled Motion: Beaudreau Second: Lasseter Vote: 3-0 (Kenerly & Nasuti Absent)}

**VII. Comments from Audience**

**VIII. Adjournment**