



# Gwinnett County Board of Commissioners

Tuesday, September 23, 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: September 16, 2008  
Executive Session: September 23, 2008

### V. Announcements

### VI. Public Hearing – Old Business

#### 1. Planning & Development/Glenn Stephens

**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 08/26/2008) (Staff Recommendation: Approval with Conditions)(Public hearing was 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 08/26/2008) (Staff Recommendation: Approval with Conditions)(Public hearing was not held)

**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). (Tabled on 08/26/2008) (Staff Recommendation: Approval with conditions)(Public hearing was not held)

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**VI. Public Hearing – Old Business**

**1. Planning & Development/Glenn Stephens**

**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). (Tabled on 08/26/2008) (Staff Recommendation: Approval with conditions)(Public hearing was not held)

**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 8/26/2008)(Public hearing was not held)[Planning Department 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 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**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 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**2008-0321 RZR-08-001**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Mark Wages, RA-200 to R-75 Modified, Modified Single-Family Subdivision, District 5 Land Lot 265 Parcel 001, 1900-2100 Block of Givens Road, 33.20 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Approve with Conditions as R-100]

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**1. Planning & Development/Glenn Stephens**

**2008-0322 SUP-08-010**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Mark Wages, for a Special Use Permit in an R-75 (Proposed) Zoning District to Allow a Modified Single-Family Subdivision, District 5 Land Lot 265 Parcel 001, 1900-2100 Block of Givens Road, 33.20 Acres, District 3/Beaudreau(Tabled on 6/24/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**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 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**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 (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 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**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 (Tabled on 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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**1. Planning & Development/Glenn Stephens**

**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 (Tabled on 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**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 08/26/2008)(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 08/26/2008)(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 (Tabled on 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

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**1. Planning & Development/Glenn Stephens**

**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 (Tabled on 08/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**VII. Public Hearing – New Business**

**1. Transportation/Brian Allen**

**2008-2441 Approval** of incorporation into the Gwinnett County Speed Hump Program Shannon Woods (M-0092-55) - estimated cost: \$4,920.00 - 2001 Sales Tax Program - Commission District 4/Kenerly (Staff Recommendation: Approval )

**2008-2442 Approval** of incorporation into the Gwinnett County Speed Hump Program Glenbrook Forest (M-0092-56) - estimated cost: \$4,920.00 - 2001 Sales Tax Program - Commission District 1/Green (Staff Recommendation: Approval )

**2. Change in Conditions**

**2008-2400 CIC-08-020**, Applicant: Land Solutions Group, Owner: Watkins Associated Developers, Inc., to Change Conditions of Zoning for Property Zoned C-2 (Reduction in Buffers), District 2 Land Lot 001 Parcel 443, 3300 Block of Fence Road, 2.0 Acres, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

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**3. Special Use Permit**

**2008-2403 SUP-08-075**, Applicant: Funes Auto Sales, Owner: Taweba, LP for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales (Used), District 6 Land Lot 256 Parcel 009, 5200 Block of Buford Highway and the 2700 Block of Herrington Drive, 0.35 Acres, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2008-2404 SUP-08-076**, Applicant: Navid Yazdanpanah, Owner: Karen Maclaurin for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales and Service, District 6 Land Lot 055 Parcel 124, 4300 Block of Stone Mountain Highway, 4.11 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/21/2008]

**2008-2405 SUP-08-077**, Applicant: Meridian Development, Owner: The Landing at Creekside, LLC., for a Special Use Permit in a C-2 Zoning District to Allow Automotive Car Wash (Full Service) and Oil Change Facility, District 5 Land Lot 131 Parcel 254, 500 Block of Athens Highway and the 3200 Block of Krisam Creek Drive, 1.46 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**4. Rezonings**

**2008-2406 RZC-07-041** (Reheard by Consent Order) Applicants: Robert and Marilyn Kilby, Owners: Robert and Marilyn Kilby, R-100 to O-I, Office Uses, District 6 Land Lot 058 Parcel 009H, 2100 Block of Rockbridge Road, 2.05 Acres, Case originally heard in August 2007. Refer to GCID 2007-1084, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**5. Planning & Development/Glenn Stephens**

**2008-2385 CRC-2008-00005**, Application of David and Darcy Copeland for Metropolitan River Protection Act Certificate to construct a Garage, Sunroom and Porch Addition to the Existing Structure on 1.67 Acres at 4369 Riverview Drive, Lot 5B, of Riverview Estates Subdivision, Unit 1, Located in the Chattahoochee River Corridor, District 6 Land Lot 330 Parcel 018, District 2/Nasuti (Staff Recommendation: Approval)

**VIII. Comments from Audience**

**IX. Adjournment**