



Gwinnett County Board of Commissioners

Tuesday, September 26, 2006 - 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 19, 2006

V. Announcements

VI. Old Business

1. Planning & Development/Michael Williams

2006-0591 SUP-06-054, Raul Sandoval, Contractors Office with Outdoor Storage (Reduction in Buffers), C-2, LL153, 6th District, Parcel 056, 3200 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1205 RZC-07-006, Raul Sandoval, Contractors Office with Outdoor Storage (Reduction in Buffers), R-75 to C-2, LL153, 6th District, Parcel 056, 3200 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1206 SUP-07-003, Raul Sandoval, Contractors Office with Outdoor Storage (Reduction in Buffers), C-2 (Proposed), LL153, 6th District, Parcel 056, 3200 Block of Lawrenceville Highway, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Michael Williams

2006-1210 SUP-06-097, PMG Ranch & Stables, Livestock Sales Pavilion & Outdoor Recreation, RA-200, LL280, 5th District, Parcels 017, 018, 019 & 020, 2200 Block of Givens Road, 1500 Block of Ace McMillan Road, District 3/Beaudreau(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1211 SUP-06-098, Amazing Cars, Inc, Automobile Sales, C-2, LL052, 6th District, Parcel 001, 2100 Block of Parkwood Road, 3500 Block of Stone Mountain Highway, District 3/Beaudreau(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1199 RZC-07-028, CSW Management Group LTD, LLP, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL015, 5th District, Parcel 009, LL016, 5th District, Parcels 084 & 002, South of 2700 Block of Lawrenceville Highway, 200 Block of Sutter Rose Lane, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1198 RZM-06-022, CSW Management Group LTD, LLP, Townhomes (Reduction in Buffers), O-I, C-2 & R-75 to R-TH, LL015, 5th District, Parcels 180, 317, 327, 335 & 009, LL016, 5th District, Parcels 002, 002A & 084, South of 2700 thru 2800 Block of Lawrenceville Highway, 200 Block of Sutter Rose Lane, 200 Block of Saratoga Drive, 2900 Block of Rosehill Drive, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1191 RZM-06-016, Ruby Forest, Inc, Townhomes (Reduction In Buffers), RA-200 to R-TH, LL054, 7th District, Parcels 042 & 044, 1300 Block of Old Fountain Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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1. Planning & Development/Michael Williams

2006-1192 RZC-07-016, Ruby Forest, Inc, Commercial Retail Uses, R-100 & RA-200 to C-2, LL054, 7th District, Parcels 002, 030 & 118, 1200 Block of Braselton Highway, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1193 RZM-06-017, Riverside Developers, Inc, Townhomes, R-100 to R-TH, LL347, 7th District, Parcel 027, 400 Block of Riverside Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1195 RZM-06-019, CDI Huff Investments, LLC, Townhomes (Reduction in Buffers), R-75 to R-TH, LL018, 5th District, Parcel 013, 0 thru 100 Block of Huff Drive, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-ZT]

2006-1196 RZM-06-020, CDI Huff Investments, LLC, Townhomes (Reduction in Buffers), R-75 to R-TH, LL018, 5th District, Parcels 013B, 192, 198 & 199, 0 thru 100 Block of Huff Drive, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-TH]

2006-1197 RZM-06-021, Corridor Property Group, LLC, Townhomes (Reduction in Buffers), R-100 to R-TH, LL001, 7th District, Parcels 026, 027, 028, 063, 065 & 068, 600 Block of Bethesda School Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1201 RZM-06-024, RW Acquisitions, LLC, Townhomes (Reduction in Buffers), R-75 to R-TH, LL206, 5th District, Parcels 011, 015, 017, 020 & 026, 60 thru 70 Block of Sweetgum Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-ZT][Planning Commission Recommendation: Deny]

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2006-1202 RZM-06-025, Precision Design & Development, Inc, Townhomes, R-100, O-I & C-2 to R-TH, LL270, 6th District, Parcels 007 & 082, LL287, 6th District, Parcel 007A, 4900 Block of South Old Peachtree Road, District 2/Nasuti(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-0822 BDP-2006-001 is requesting to disinter two graves on property and re-inter graves at a church cemetery. Location is 1400 Herrington Road. Commission District 1/Green(Tabled on 8/22/2006)(Staff Recommendation: Denial see attachment)(Public hearing was not held)

VII. Public Hearing

1. Support Services/Connie Hinson

2006-1258 Approval of a public hearing and abandonment of a portion of a public road known as Highland Way and authorization for Chairman to execute quitclaim deeds in land lot 051 of the 6th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 3/Beaudreau(Staff Recommendation: Approval)

2. Change in Conditions:

2006-1380 CIC-06-027, Armen and Joseph Jewelers, Allow Jewelry Store as Outparcel, C-2 (Change in Conditions), LL122, 7th District, Parcel 035, 6500 Block of Sugarloaf Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1382 CIC-06-028, Ivillage, LLC, Allow Additional Retail Uses, C-2 (Change in Conditions), LL301, 6th District, Parcel 056, 5200 Block of Peachtree Parkway, 4900 Block of Peachtree Corners Circle, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

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2. Change in Conditions:

2006-1383 CIC-06-029, Rui Hui Luo, Parking Lot for Office, O-I (Change in Conditions), LL212A, 6th District, Parcel 001, 1900 Block of Beaver Ruin Road, 1900 Block of Red Oak Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1384 CIC-06-030, Edcor, Inc, To Allow Installation of Gas Pumps (Reduction in Buffers), C-2 (Change in Conditions), LL128, 6th District, Parcels 003, 097, 099, 101 & 117, 0-100 Block of Bethesda Church Road, 0-100 Block of Ronald Reagan Parkway, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

3. Special Use Permit:

2006-1385 SUP-06-101, Juan Zacarias, Taxi Service, C-2, LL194, 6th District, Parcel 088, 6200 Block of S. Norcross Tucker Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1386 SUP-06-102, Muhammad Asif Mahmood, Taxi Service, M-1, LL184, 6th District, Parcel 062, 1200 Block of Beaver Ruin Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1387 SUP-06-103, Byoung Lim, Church, R-100, LL336, 7th District, Parcel 010, 5800 Block of S. Richland Creek Road, 5700 Block of Sycamore Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1388 SUP-06-104, The Bridge Church, Church, M-1, LL080, 7th District, Parcel 114, 2100 Block of Newpoint Place, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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3. Special Use Permit:

2006-1391 SUP-06-107, Eduardo Ramos Ramirez, Taxi Services, C-2, LL208, 6th District, Parcel 007, 3700 Block of Venture Drive, District 1/Green [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1392 SUP-06-108, Discover Point Development, Daycare Center, O-I, LL144, 7th District, Parcel 022, 2700 Block of Mall of Georgia Boulevard, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1393 SUP-06-109, Bruce Nash, Metal Building Greater than 550 Sq Ft, R-100, LL124, 5th District, Parcel 001, 2800 Block of Rosebud Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

4. Rezoning:

2006-1373 RZC-07-012, Robert Bowman Jr., Office Uses (Reduction in Buffers), RA-200 to O-I, LL004, 1st District, Parcels 119 & 145, 3600-3700 Block of Ridge Road, 3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-SR]

2006-1372 RZR-06-034, Robert Bowman Jr., Single-Family Subdivision, RA-200 to R-60, LL004, 1st District, Parcels 119 & 145, 3600-3700 Block of Ridge Road, 3300 Block of Bart Johnson Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-SR]

2006-1368 RZR-06-029, John Lewis, Single-Family Subdivision, RA-200 to R-100, LL002, 3rd District, Parcels 049, 100, 151 & 152, 1700-1800 Block of Patrick Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Rezonings:

2006-1369 RZR-06-030, SF Properties, Inc, Single-Family Subdivision, R-100 to R-ZT, LL168, 7th District, Parcels 001A & 016, 3200 Block of Burnette Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1370 RZR-06-032, Poole Mountain, LLC, Single-Family Conservation Subdivision, RA-200 & R-100 to R-100 CSO, LL002, 2nd District, Parcel 012, 1100-1200 Block of Mineral Springs Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1371 RZR-06-033, Premier Planning & Development Group, LLC, Single-Family Subdivision, RA-200 to R-ZT, LL185, 7th District, Parcel 005, 2200 Block of Kilgore Road, 3400 Block of Cross Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1374 RZR-06-035, Magnolia Hall on Sever, LLC, Country Club, R-100 to RA-200, LL083, 7th District, Parcel 270, 2000 Block of Sever Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-1375 RZR-06-036, The Village at Hamilton Mill Investors, LLC, Single-Family Subdivision, RA-200 to R-SR, LL001, 2nd District, Parcels 006, 007, 174, 265, 266 & 267, 3100-3200 Block of Jim Moore Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1376 RZR-06-037, Legends Land Development Group, LLC, Single-Family Subdivision, RA-200 to R-100, LL004, 3rd District, Parcels 065, 068, 124, 125 & 027, 1200-1300 Block of Mount Moriah Road, 1700 Block of Thomas Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Rezonings:

2006-1377 RZR-06-038, Jim Caswell, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL246, 5th District, Parcel 002, 1100 Block of Campbell Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Tabled - Date: 10/17/2006]

2006-1378 RZR-06-040, Maston Properties, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL005, 3rd District, Parcel 003, 5400 Block of Wheeler Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1379 RZR-06-041, Cecil Breedlove, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL142, 7th District, Parcels 001, 016 & 017, 2700-2800 Block of Gravel Springs Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/3/2006]

2006-1389 RZR-07-014, Thompson Mill Partners, Single-Family Conservation Subdivision, R-100 to R-75 CSO, LL263, 7th District, Parcel 150, 4400 Block of Thompson Mill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1390 SUP-06-106, Thompson Mill Partners, Single-Family Conservation Subdivision, R-75 CSO (Proposed), LL263, 7th District, Parcels 014 & 150, 4400 Block of Thompson Mill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Planning & Development/Michael Williams

2006-1327 TSP-2006-017 for the construction of a 154-ft tall monopole telecommunications tower, with associated ground equipment. Location is 1500 Pleasant Hill Road. Commission District 1/Green(Staff Recommendation: Approval with conditions - See attachment)

2006-1329 TSP-2006-020 for the construction of a 184-ft monopole telecommunications tower with associated ground equipment. Location is 12 Bethesda Church Road. Commission District 4/Kenerly(Staff Recommendation: Approval with conditions - See attachment)

2006-1319 Waiver WVR-2006-031 allowing a proposed subdivision to have private streets with a gated entranceway and private drainage system. Location is 1800 Block New Hope Road. Commission District 3/Beaudreau(Staff Recommendation: Approved with conditions - See attachment)

2006-1320 Waiver WVR-2006-030 requesting the elimination of the requirement for the construction of exterior sidewalks across the project (Providence Subdivision) frontage on Jones Phillips Road and a portion of the frontage on Bold Springs Road. Location is 3000 Block of Indian Shoals Road. Commission District 3/Beaudreau(Staff Recommendation: See attachment)

VIII. New Business

1. Commissioners

2006-1359 Approval to accept resignation of Tony Arakawa from the Zoning Board of Appeals. District 2/Nasuti

2006-1360 Approval to appoint R. Wayne Knox to fill the unexpired term of Tony Arakawa from the Zoning Board of Appeals. Term Expires February 1, 2007. District 2/Nasuti

IX. Comments from Audience

X. Adjournment