



Gwinnett County Board of Commissioners

Tuesday, October 24, 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 – October 17, 2006
Executive Session – October 24, 2006

V. Announcements

VI. Old Business

1. Commissioners

2006-0866 Approval of appointment to the Development Authority –
Chairman's Appointment (Tabled on 10/17/2006)

2. Planning & Development/Michael Williams

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(Tabled on 10/17/2006)(Public hearing was held)[Planning
Department Recommendation: Deny][Planning Commission
Recommendation: Approve with Conditions]

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 9/26/2006)(Public hearing was not
held)[Planning Department Recommendation: Deny][Planning
Commission Recommendation: Deny]

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VI. Old Business

2. Planning & Development/Michael Williams

2006-1212 SUP-06-099, Clarence Crim, Metal Building Greater than 550 sq. ft., R-100, LL166, 7th District, Parcel 001H, 3200 Block of Suwanee Creek Road, District 1/Green(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2006-1214 SUP-06-100, Clarence Crim, Landfill (Construction and Demolition) (Reduction in Buffers), R-100, LL166, 7th District, Parcel 001H, 3200 Block of Suwanee Creek Road, District 1/Green(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

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(Tabled on 9/26/2006)(Public hearing was held)[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 Run Road, District 1/Green (Tabled on 9/26/2006)(Public hearing was held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 9/26/2006)(Public hearing was held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1072 RZC-07-005, New Trend Developments, LLC, Commercial Retail Uses, M-1 to C-2, LL172, 7th District, Parcel 001, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

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2. Planning & Development/Michael Williams

2006-1070 RZM-06-007, New Trend Developments, LLC, Townhomes, M-1 to R-TH, LL172, 7th District, Parcel 001, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1071 RZR-06-051, New Trend Developments, LLC, Single-Family Zero Lot Line Subdivision (Reduction in Buffers), M-1 to R-ZT, LL173, 7th District, Parcel 004, 500 Block of Horizon Drive, 3000 Block of Spriggs Road, District 4/Kenerly(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

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 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

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2. Planning & Development/Michael Williams

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 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2006-0847 RZR-06-015, YDI, Inc, Single-Family Subdivision, R-100, RA-200 & C-2 to R-ZT, LL125, 5th District, Parcels 023 & 028, 700-800 Block of Athens Highway, District 3/Beaudreau(Tabled on 8/22/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-75 MOD][Planning Commission Recommendation: Tabled - Date: 1/16/2007]

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(Tabled on 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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(Tabled on 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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(Tabled on 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2. Planning & Development/Michael Williams

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(Tabled on 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

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(Tabled on 9/26/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

VII. Public Hearing

1. Transportation/Brian Allen

2006-1452 Approval of incorporation into the Gwinnett County Speed Hump Program - Burnt Leaf Lane (M-0092-26) estimated cost: \$6,560.00 - 2001 Sales Tax Program - Commission District 3/Beaudreau(Staff Recommendation: Approval)

2006-1453 Approval of incorporation into the Gwinnett County Speed Hump Program - Winding Creek Trail (M-0092-28) estimated cost: \$4,920.00 - 2001 Sales Tax Program - Commission District 4/Kenerly(Staff Recommendation: Approval)

2006-1454 Approval of incorporation into the Gwinnett County Speed Hump Program - Wood Haven Drive and Birch Lane (M-0092-27) estimated cost: \$4,920.00 - 2001 Sales Tax Program - Commission District 4/Kenerly(Staff Recommendation: Approval)

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VII. Public Hearing

1. Transportation/Brian Allen

2006-1455 Approval of incorporation into the Gwinnett County Speed Hump Program - Avocet Drive (M-0092-29) estimated cost: \$11,480.00 - 2001 Sales Tax Program - Commission District 2/Nasuti(Staff Recommendation: Approval)

2. Change in Conditions:

2006-1510 CIC-06-033, Premier Planning & Development Group, Remove Recreation Facility Requirement, R-75 MOD (Change in Conditions), LL003, 3rd District, Parcels 185, 186, 187 & 237, 2300 Block of Doc Hughes Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1511 CIC-06-034, Jim Suddes, Allow a Restaurant With Drive-Thru, C-2 (Change in Conditions), LL270, 6th District, Parcel 082, LL270, 6th District, Parcel 082, 4800 Block of Peachtree Industrial Boulevard, 4900 Block of South Old Peachtree Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/21/2006]

2006-1512 CIC-06-035, Newell Recycling of Atlanta, Inc, Change Hours Of Operation, Change Type And Height Of Materials Allowed And Eliminate Tree Save Areas, M-2 (Change in Conditions), LL250, 6th District, Parcel 004, 2800 Block of Amwiler Road, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2006-1513 CIC-06-036, Bowen Family Homes, Reduce Minimum House Size, Allow Single-Car Garages And Allow Vinyl Siding (Reduction In Buffers), R-ZT (Change in Conditions), LL210, 5th District, Parcel 096, 900 Block of Winder Highway, District 4/Kenerly [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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3. Special Use Permit:

2006-1514 SUP-06-110, Keystone Development Services, LLC, Mini-Warehouse, C-2, LL132 & 147, 7th District, Parcels 006 & 193, 1100 Block of Rock Springs Road, 2400 Block of Tech Center Parkway, 1100 Block of Tech Center Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

2006-1515 SUP-06-111, Romi Cristea, Church (Reduction in Buffers), RA-200, LL101, 7th District, Parcel 007, 2300 Block of Sunny Hill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1516 SUP-06-112, The Still Pointe Studios, LLC, Recreation Facility - Indoor, M-1, LL206, 7th District, Parcel 266, 3700 Block of Peachtree Crest Drive, District /Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1517 SUP-06-113, Temple Johnson Sub, Inc, Modified Single-Family Subdivision R-100, LL002, 5th District, Parcels 020, 021, 037, 041, 043, 045 & 047, 2800-2900 Block of Temple Johnson Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

2006-1518 SUP-06-114, A-1 International Taxi Services, Inc, Taxi Service, M-1, LL277, 6th District, Parcel 031, 6900 Block of Peachtree Industrial Boulevard, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1519 SUP-06-115, Dennis Akins, Automobile Sales, C-2, LL256, 6th District, Parcel 033C, 5100 Block of Buford Highway, 2700 Block of Cambridge Street, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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3. Special Use Permit:

2006-1520 SUP-06-116, 3975 Holcomb Bridge Road, LLC, Restaurant, C-1, LL313, 6th District, Parcel 018, 3900 Block of Holcomb Bridge Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1521 SUP-06-117, MHC Development, Inc, Modified Single-Family Subdivision, R-100, LL054, 7th District, Parcel 008 & 036, 1300 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Rezonings:

2006-1491 RZC-06-055, Ruby Forest, Inc, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL142, 7th District, Parcel 006, 2400 Block of Ivy Church Road, 2800 Block of Gravel Springs Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1489 RZM-06-010, Ruby Forest, Inc, Townhomes (Reduction in Buffers), RA-200 to R-TH, LL143, 7th District, Parcels 004 & 005, 2900 Block of Gravel Springs Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1495 SUP-06-072, Ruby Forest, Inc, Modified Single-Family Subdivision, R-100 MOD (Proposed), LL142 & 179, 7th District, Parcels 023, 168 & 016, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1490 RZM-06-013, Ruby Forest, Inc, Townhomes (Reduction in Buffers), RA-200 to R-TH, LL142, 7th District, Parcel 006, 2500 Block of Ivy Creek Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

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4. Rezonings:

2006-1492 RZR-06-055, Ruby Forest, Inc, Single-Family Subdivision, RA-200 to R-60, LL142, 143 & 170, 7th District, Parcels 023, 004 & 016, 2900 Block of Gravel Springs Road, 2600 Block of Ivy Creek Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1493 RZR-06-056, Ruby Forest, Inc, Single-Family Subdivision, RA-200 to R-ZT, LL143, 7th District, Parcels 004 & 005, 2900 Block of Gravel Springs Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1494 RZR-06-057, Ruby Forest, Inc, Modified Single-Family Subdivision, RA-200 to R-100 MOD, LL142 & 179, 7th District, Parcels 023, 168 & 016, 2500-2600 Block of Ivy Creek Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1497 RZC-06-044, Jay C. Farmer, Et Al, Commercial Retail Uses (Reduction in Buffers), RA-200 to C-2, LL182, 7th District, Parcel 063 & 065, 3300 Block of Hamilton Mill Road, District 4/Kenerly[Planning Commission Recommendation: Tabled - Date: 11/21/2006]

2006-1498 RZC-06-045, Annox Self Storage #1, LLC, Outdoor Storage, R-100 to M-1, LL030, 6th District, Parcel 098, 3200 Block of Centerville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1500 SUP-06-016, Annox Self Storage #1, LLC, Restaurant, C-1 (Proposed), LL030, 6th District, Parcel 098, 3200 Block of Centerville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Rezonings:

2006-1499 RZC-06-046, Annox Self Storage #1, LLC, Commercial Retail Uses R-100 to C-1, LL030, 6th District, Parcel 098, 3200 Block of Centerville Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1501 RZC-06-047, Rene Rolston, Commercial Retail Uses (Reduction in Buffers), C-1 to C-2, LL039, 6th District, Parcel 274, 5100 Block of Annistown Road, 2700 Block of Hickory Cove, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2006-1502 SUP-06-017, Rene Rolston, Automobile Service, C-2 (Proposed), LL039, 6th District, Parcel 274, 5100 Block of Annistown Road, 2700 Block of Hickory Cove, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

2006-1503 RZC-06-048, Anthony Thaliath, Commercial Retail Uses (Reduction in Buffers), R-75 to C-2, LL138, 6th District, Parcel 001, 5700 Block of Lawrenceville Highway, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/21/2006]

2006-1504 RZC-06-049, Kenny Lee, Commercial Retail Uses (Reduction in Buffers), RM to C-2, LL117, 7th District, Parcel 001, 2200 Block of Duluth Highway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/8/2006]

2006-1505 RZC-06-050, Kenny Lee, Commercial Retail Uses, RM to C-2, LL117, 7th District, Parcel 002, 2200 Block of Duluth Highway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 11/8/2006]

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4. Rezonings:

2006-1506 RZC-06-051, Peachstate Partners, LLC, Office Park, R-100 to O-I, LL012, 5th District, Parcel 010, 2800 Block of Five Forks Trickum Road, 2800 Block of Jo Beth Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1507 RZC-06-053, M&W Land Development, LLC, Commercial Retail Uses, R-100 & C-1 to C-2, LL011 & 012, 7th District, Parcels 011, 002A, 002B & 002D, 700 Block of Buford Drive, 2500 Block of University Parkway, 100-200 Block of Forest Way, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

2006-1508 RZC-06-054, Imperial Investments Spalding, LLC, Restaurant with Drive-thru, M-1 to C-2, LL285, 6th District, Parcel 006, 5400 Block of Spalding Drive, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/21/2006]

2006-1509 RZC-06-056, Orton-Beauchamp Holdings, LLC, Commercial Retail Uses, C-1 to C-2, LL001, 1st District, Parcel 043, 2700 Block of Hamilton Mill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2006-1496 RZM-06-029, The Place at Gwinnett, LLC, High-Rise Residential, C-3 to HRR, LL207, 6th District, Parcel 023, 3400 Block of Gwinnett Place Drive, District 1/Green[Planning Commission Recommendation: Tabled - Date: 12/5/2006]

5. Planning & Development/Michael Williams

2006-1430 Waiver WVR-2006-034 requesting the elimination of the requirement to provide 15 ft additional right-of-way along the frontage of the subject property. Location is 34 Dacula Road. Commission District 3/Beaudreau(Staff Recommendation: Denial)

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VIII. Comments from Audience

IX. Adjournment