



# Gwinnett County Board of Commissioners

Tuesday, October 27, 2009 - 7:00 PM

## Public Hearing - Minutes

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

### II. Opening Remarks by Chairman

### III. Approval of Agenda

### IV. Approval of Minutes: Business Session: October 20, 2009 {Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}

### V. Announcements

- **Resolution of Recognition:** Veterans Day 2009  
{Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}
- **Resolution of Recognition:** Family Month in Gwinnett County, November 2009  
{Action: Approved Motion: Beaudreau Second: Kenerly Vote: 5-0}

### VI. Public Hearing – Old Business

#### 1. Planning & Development/Bryan Lackey

**2009-0974 TSP-2009-00026** - Construct a 96 foot tall Monopole Telecommunication Tower with 4 foot lightning rod (overall height 100 feet) with fenced equipment compound. Location is: 3607 River Drive, Lawrenceville. Commission District 2 (Nasuti). (Tabled on 10/27/2009) (Tabled to 11/17/2009 – 2:00 PM)(Public hearing was held) {Action: Tabled Motion: Nasuti Second: Beaudreau Vote: 5-0}

**2009-0977 TSP-2009-00030** - Construct a 150 foot tall Monopole Telecommunication Tower with a 5 foot lightning rod (overall height 155 feet), with fenced equipment compound. Location is: 4554 Annistown Road, Snellville. Commission District 3 (Beaudreau). (Tabled on 10/27/2009) (Tabled to 11/17/2009 – 2:00 PM)(Public hearing was held) {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 5-0}

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**VI. Public Hearing – Old Business**

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

**2009-0507 RZC-09-016**, Applicant: Darus Salam, Inc., Owner: Darus Salam, Inc., Alam Chowdhury & Henry Chow, C-1, RMD & RM to C-1, Church and Commercial Retail Uses (Reduction in Buffers), District 6 Land Lot 154 Parcels 014, 075, 076, 017, 3000 & 3100 Block of Cruse Road and the 800 Block of Martin Heights Drive, 3.84 Acres, District 4/Kenerly (Tabled on 10/27/2009) (Tabled to 12/15/2009 – 2:00 PM)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2009-0508 SUP-09-024**, Applicant: Darus Salam, Inc., Owner: Darus Salam, Inc., Alam Chowdhury, & Henry Chow, for a Special Use Permit in a C-1 (Proposed) Zoning District to Allow a Restaurant, District 6 Land Lot 154 Parcels 014, 075, 076, 017, 3000 & 3100 Block of Cruse Road and the 800 Block of Martin Heights Drive, 3.84 Acres, District 4/Kenerly (Tabled on 10/27/2009) (Tabled to 12/15/2009 – 2:00 PM)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

**2009-0902 RZC-09-027**, Applicant: Tim Hill, Owner: Carpe Diem Investments, LLC., RA-200 to C-2, Commercial Retail Uses (Reduction in Buffers), District 1 Land Lot 004 Parcel 045, 3700 Block of Thompson Mill Road and the 3700 Block of Ridge Road, 1.16 Acres, District 4/Kenerly (Tabled on 10/27/2009) (Tabled to 12/15/2009)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 5-0}

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

**2009-1015 RZC-09-030**, Applicant: Robert P. Wilson, Owner: Robert P. Wilson, C-1 & R-100 to C-1, Commercial Retail Uses (Reduction in Buffers), District 6 Land Lot 099 Parcel 193, 5300 Block of Lilburn-Stone Mountain Road, 1.30 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 5-0}

**VII. Public Hearing – New Business**

**1. Change in Conditions**

**2009-1119 CIC-09-020** - Applicant: Lewis F. Daniel, Jr., Owner: Lewis F. Daniel, Jr., R-100 Mod to R-100 Mod, to Change Conditions of Zoning to Allow Direct Lot Access to Auburn Road, District 2 Land Lot 001 Parcel 504, 900 Block of Chippewa Oak Drive and the 1000 Block of Auburn Road, 1.41 Acres, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**2. Special Use Permit**

**2009-1121 SUP-09-052**, Applicant: Street Wise, Owner: DRD Development, Inc., for a Special Use Permit in a M-1 Zoning District to Allow Human Services Ministry, District 5 Land Lot 210 Parcels 082, 063, 1700 Block of Cedars Road, 3.88 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 5-0}

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**2. Special Use Permit**

**2009-1122 SUP-09-054**, Applicant: Ralph Black, Owner: John Bailey, for a Special Use Permit in a C-2 Zoning District to Allow Automotive Car Wash, District 7 Land Lot 146 Parcel 042, 2800 Block of Buford Drive and the 1200 Block of Laurel Crossing Parkway, 1.23 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 4-0 (Kenerly Out of Room)}

**2009-1123 SUP-09-055**, Applicant: New Bethel AME Church, Owner: New Bethel AME Church, for a Special Use Permit in a R-100 Zoning District to Allow Private School (Renewal), District 4 Land Lot 348 Parcel 004, 4700 Block of Centerville Highway and the 4100 Block of Riverdale Drive, 4.83 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Nasuti Vote: 4-0 (Kenerly Out of Room)}

**3. Rezoning**

**2009-1116 RZC-09-033**, Applicant: EKC Properties, LLC., Owner: Eunice Pyon, C-1 to C-2, Commercial Retail Uses (Reduction in Buffers), District 6 Land Lot 150 Parcel 180, 3900 Block of Burns Road and the 500 Block of Pleasant Hill Road, 2.45 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 5-0}

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**3. Rezonings**

**2009-1117 RZC-09-053**, Applicant: EKC Properties, LLC., Owner: Eunice Pyon, for a Special Use Permit in a C-2 (Proposed) Zoning District to Allow Coin Laundry, District 6 Land Lot 150 Parcel 180, 3900 Block of Burns Road and the 500 Block of Pleasant Hill Road, 2.45 Acres, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Nasuti Second: Beaudreau Vote: 5-0}

**2009-1118 RZC-09-034**, Applicant: Amgd K. Ibraheem, Owner: Amgd K. Ibraheem, R-60 to O-I, Office Uses (Reduction in Buffers), District 6 Land Lot 184 Parcel 156, 4300 Block of Steve Reynolds Boulevard, 0.35 Acres, District 1/Lasseter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Lasseter Second: Nasuti Vote: 5-0}

**2009-1120 RZR-06-052** (Reconsidered by Consent Order) Formerly GCID 20061796 - Applicant: Paul Fekete, Owner: Paul Fekete, R-LL To RA-200, Single Family Residence and Equestrian Uses, District 5 Land Lot 317 Parcels 016, 021 & 052, 3000 Block of Luther Wages Road, 49.64 Acres, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Beaudreau Second: Kenerly Vote: 5-0}

**VIII. Comments from Audience**

**IX. Adjournment**