



**Gwinnett County Board of Commissioners**  
**Tuesday, November 28, 2006 - 7:00 P. M.**  
**Public Hearing - Agenda**  
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**VI. Old Business**

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

**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]

**2006-1519 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(Tabled on 11/7/2006)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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(Tabled on 10/24/2006)(Public hearing was not held)[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(Tabled on 10/24/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][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 11/21/2006)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**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 11/21/2006)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

**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(Tabled on 10/24/2006)(Public hearing was not held)(Planning Department Recommendation: Table)[Planning Commission Recommendation: Tabled - Date: 1/2/2007]

**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(Tabled on 10/24/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as C-1]

**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(Tabled on 10/24/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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(Tabled on 10/24/2006)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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

**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(Tabled on 10/24/2006)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice]

**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 10/24/2006)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2. Police Services/Charlie Walters**

**2006-1458 Approval/authorization** for the Board of Commissioners to read and adopt an Ordinance entitled: Vehicle Immobilization Devices.(Tabled on 11/21/2006) (Public Hearing was held) (Staff Recommendation: Approve)

**VII. Public Hearing**

**1. Support Services/Connie Hinson**

**2006-1700 Approval/authorization** of a public hearing and abandonment of a public road known as Roebuck Road, authorization for Chairman to execute the quitclaim deeds in land lot 149 of the 7th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly(Staff Recommendation: Approval)

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**1. Support Services/Connie Hinson**

**2006-1701 Approval/authorization** of a public hearing and abandonment of a portion of a public road known as South Pucketts Mill Road, authorization for Chairman to execute the quitclaim deeds in land lots 099 and 138 of the 7th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly.(Staff Recommendation: Approval)

**2006-1702 Approval/authorization** of public hearing and abandonment of a portion of a public road known as Palmer Drive, authorization for Chairman to execute a quitclaim deed in land lot 126 of the 5th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 JB 1539. District 3/Beaudreau.(Staff Recommendation: Approval)

**2006-1703 Approval/authorization** of public hearing and abandonment of a portion of a public road known as Progress Court, authorization for Chairman to execute a quitclaim deed in land lot 015 of the 7th land district, abandonment in accordance with Georgia statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. District 4/Kenerly.(Staff Recommendation: Approval)

**2006-1704 Approval/authorization** of a public hearing and abandonment of a portion of a public road known as Old Athatown Road, authorization for Chairman to execute quitclaim deeds in land lot 261 of the 5th 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. Buffer Reduction:**

**2006-1689 BRD-06-004**, Min Lee, Buffer Reduction from 50 ft to 20 ft, C-1, LL077, 7th District, Parcel 021, 2900 Block of Old Norcross Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**2. Buffer Reduction:**

**2006-1690 BRD-06-005**, Mahaffey Pickens Tucker, LLC, Buffer Reduction from 75 ft to 25 ft, C-2, LL152, 7th District, Parcel 040, 2800 Block of Lawrenceville-Suwanee Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**3. Change in Conditions:**

**2006-1673 CIC-06-037**, Brand Properties, LLC, Buffer Reduction Along I-85, C-2 (Change in Conditions), LL115, 7th District, Parcel 049, 6200 Block of Sugarloaf Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1674 CIC-06-038**, Franklin P. Miller, Revise Buffer Requirements, O-I (Change in Conditions), LL119, 7th District, Parcels 003 & 004, 2500 Block of Duluth Highway, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**2006-1675 CIC-06-039**, John C. Reeves, Eliminate Buffer, O-I (Change in Conditions), LL257, 7th District, Parcel 003A, 1000 Block of Buford Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**3. Change in Conditions:**

**2006-1676 CIC-06-040**, Duke Realty Limited Partnership, Revise Approved Site Layout, O-I (Change in Conditions), LL116, 7th District Parcels 005, 006A, 009A, 012, 015, 016, 018, 019, 031, 032 & 060, LL121, 7th District, Parcels, 002, 006 & 009, 2300 to 2400 Block of Meadow Church Road, 2200 to 2300 Block of Meadow Lane, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1677 RZC-07-046**, Duke Construction Limited Partnership, Commercial Retail Uses, R-100, RM, C-1 & O-I to C-2, LL116, 7th District, Parcels 007, 008, 009A, LL117, 7th District, Parcels 007, 008, 009, 039 & 074, 2200 Block of Meadow Lane, 2100 to 2200 Block of Duluth Highway, 2200 Block of Meadow Church Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1678 CIC-06-041**, Gwinnett Sprinkler, Change M-1 Conditions in Progress Center, Reduction in Buffers, M-1 (Change in Conditions), LL013, 7th District, Parcel 042, 700 Block of Creekside Industrial Court, 700 Block of Petty Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1679 CIC-06-042**, O. David Denard, Buffer Reduction, M-1 (Change in Conditions), LL246A, 6th District, Parcel 237, 6400 Block of Pleasantdale Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**4. Special Use Permit:**

**2006-1680 SUP-06-118**, Gary Tomlinson, Contractors Office, C-2, LL247, 6th District, Parcel 024, 6900 Block of Buford Highway, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1681 SUP-06-119**, Vera Anderson, Daycare Center, O-I, LL019, 6th District, Parcel 194, 3600 Block of Zoar Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1682 SUP-06-120**, Susanne Cundiff, Home Occupation (Hair Salon), R-100, LL085, 7th District, Parcel 040, 1800 Block of Suwanee Roberts Court, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1683 SUP-06-121**, Sang Le, Outdoor Recreation (Soccer Field), C-2 & O-I, LL195, 6th District, Parcel 181, 6100 Block of Live Oak Parkway, 1500-1600 Block of Thompson Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

**2006-1684 SUP-06-122**, Kent Puckett, Mobile Home (Accessory), RA-200, LL003, 3rd District, Parcel 127, 3900 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1685 SUP-06-123**, Lockridge Construction, Single-Family Conservation Subdivision, R-200, LL053, 7th District, Parcels 041, 111, 112, 113, 114 & 115, 900 Block of Pine Lane, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]



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**4. Special Use Permit:**

**2006-1686 SUP-06-124**, Graystone Park, LLC, Modified Single-Family Subdivision, R-100, LL071, 5th District, Parcel 002A, 1500 Block of Pinehurst Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1687 SUP-06-125**, Discount Tire Company, Tire Store, C-2, LL086, 5th District, Parcel 625, 1100 Block of Scenic Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1688 SUP-06-126**, Philomen B. Awuah, Group Daycare, R-75, LL173, 6th District, Parcel 187, 1100 Block of Dickens Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

**5. Rezonings:**

**2006-1666 RZC-07-031**, SS&S Developments, LLC, Commercial Retail Uses (Reduction in Buffers), R-100 to C-2, LL337, 7th District, Parcels 013, 014 & 023, 900 Block of Riverside Road, 5700 Block of Austin Garner Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2006-1665 RZM-06-026**, SS&S Developments, LLC, Townhomes, R-100 to R-TH, LL337, 7th District, Parcels 013, 014 & 023, 900 Block of Riverside Road, 5700 Block of Austin Garner Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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**5. Rezonings:**

**2006-1667 RZM-06-027**, Mill Creek Associates, Townhomes (Reduction in Buffers), C-2, M-1 & R-75 to R-TH, LL256, 7th District, Parcel 011, 700 Block of Buford Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 12/5/2006]

**2006-1668 RZM-06-028**, Gwinnett Development Corporation, Townhomes, M-1 & R-100 to R-TH, LL042, 7th District, Parcel 003B & 023, 1300 Block of Herrington Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/16/2007]

**2006-1669 RZM-06-030**, MHC Development Corporation, Townhomes, O-I to R-TH, LL050, 6th District, Parcels 234, 353, 354 & 355, 2400-2500 Block of Highpoint Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2006-1670 RZM-06-033**, John Wieland Homes & Neighborhoods, Inc, Townhomes, R-100 to R-TH, LL114, 7th District, Parcels 001, 170 & 173, 1700 Block of North Brown Road, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/16/2007]

**2006-1671 RZM-06-034**, James Corcoran, Senior Oriented Residences, R-100 to R-SR, LL068, 6th District, Parcel 022, 1800 Block of McGee Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2006-1672 RZM-06-035**, Beazer Homes Georgia, Townhomes (Reduction in Buffers), OBP to R-TH, LL301, 6th District, Parcels 128 & 141, 3700 Block of Davinci Court, 3700 Block of Spalding Terrace, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/16/2007]

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

**2006-1586 Approval/authorization** to transmit the Community Assessment and Community Participation Plan of the 2030 Comprehensive Plan to the Atlanta Regional Commission.(Staff Recommendation: Approval)

**2006-1569 TSP-2006-016** construction of a 155-ft tall monopine telecommunications tower with ground equipment. Location is 455 Arnold Road, Commission District 3/Beaudreau(Staff Recommendation: Approval with conditions see attachment)

**2006-1573 Waiver WVR-2006-036** requesting the requirement for the installation of a deceleration lane be completely waived. Location is 1208 Rockbridge Road. Commission District 3/Beaudreau(Staff Recommendation: Denial)

**2006-1574 Waiver WVR-2006-038** increase the number of lots allowed by an exemption plat from 5 to 8. Property location is on the 300 Block of Nimblewill Way. Commission District 2/Nasuti(Staff Recommendation: Approval with conditions see attachment)

**2006-1575 Waiver WVR-2006-037** to allow a subdivision to be developed with private streets, private drainage system, and gated access. Location is 4600 Block of Braselton Highway. Commission District 4/Kenerly(Staff Recommendation: Approval with conditions - see attachment)

**2006-1531 Rezoning Waiver of Time Lapse** Requirement for Rezoning - The Applicant, Jay & Dina Farmer, request a Waiver of Time Lapse Requirement for rezoning at Hamilton Mill Road & South Puckett Road. The property is presently zoned RA-200 and O-I and the applicant is seeking C-2 zoning (RZC-06-044). The applicant has amended their original request to include a portion of property which was rezoned to O-I in May 2006. The amended rezoning case would be scheduled for January 2007 public hearings. Commission District 4 (Kenerly)

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

**2006-1576 Rezoning The applicant, Cintract** Development Group, LLC, requests that RZC-07-056 (currently scheduled for October 2007) be re-scheduled for concurrent public hearings with its associated case, RZM-07-004, in February 2007. The proposals are for townhouse and office developments. The property is located near the northwest corner of Buford Drive and Old Peachtree Road. Commission District 4 (Kenerly)

**2006-1657 Rezoning Waiver of Time Lapse** Requirement for Rezoning/SUP - The Applicant (Keystone Development Services, LLC) requests a Waiver of Time Lapse Requirement for Rezoning/SUP at 3425 Breckinridge Boulevard. A Special Use Permit (SUP-06-069) was approved in May 2006 for Mini-Warehouse development. The Applicant seeks January 2007 hearing dates for a proposed change in architectural requirements. Commission District 1 (Green)

**VIII. Comments from Audience**

**IX. Adjournment**