



Gwinnett County Board of Commissioners

Tuesday, December 13, 2005 - 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: Executive Session – December 13, 2005

V. Announcements

VI. Old Business

1. Planning & Development/Michael Williams

2005-1262 SUP-05-065, Centex Homes, Inc, Single-Family Conservation Subdivision, LL 88 & 89, 6th District, Parcels 012, 001 & 002, 3500-3600 Block of Five Forks Trickum, District 3/Beaudreau(Tabled on 11/22/2005)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 MOD.]

2005-1245 RZM-05-042, Contract Development, LLC, Townhomes, C-1 to R-TH, LL181, 6th District, Parcel 290, 3300 Block of Club Drive, 3300 Block of Rolling Ridge Road, District 1/Green(Tabled on 11/22/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

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VI. Old Business

1. Planning & Development/Michael Williams

2005-0603 RZR-04-040, BTS Properties, LLC, Single-Family Detached Subdivision, R-100 to R-ZT, LL 149, 7th District, Parcel 018, 300 Block of Old Peachtree Road, District 4/Kenerly(Tabled on 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60]

VII. Public Hearing

1. Change in Conditions:

2005-1412 CIC-05-021, Bramblett Shoals, LTD, Buffer Reduction, C-2 (Change in Conditions), LL126, 5th District, Parcel 004, 600 Block of Athens Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1413 CIC-05-022, Planners and Engineers Collaborative, Drive-In Restaurant, C-2 (Change in Conditions), 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: Approve with Conditions]

2005-1414 CIC-05-023, M. Craig & Leslie Whitten, Reduction in lot size & width adjacent to R-100 property, R-ZT (Change in Conditions), LL287, 6th District, Parcel 436, 3600 Block of Arnsdale Drive, District 2/Nasuti[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2005-1415 CIC-05-025, Silvercrest Homes, Inc, Change architectural treatments and increase house sq. ft., R-100 Mod (Change in Conditions), LL003, 2nd District, Parcel 006, 3200 Block of Old Auburn Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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1. Change in Conditions:

2005-1416 CIC-05-026, Herrera Family Ltd. Partnership, Buffer elimination, existing building modification/additional driveway, O-I (Change in Conditions) LL079A, 5th District, Parcel 002, 1800 Block of Lawrenceville Highway, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2005-1417 CIC-05-027, Vintage Communities, Single-Family Subdivision, R-100 CSO to R-100, LL003, 3rd District, Parcels 023, 024, 025, 108, 245 & 251, 4600 Block of Braselton Highway, 1200-1300 Block of Mount Moriah Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1418 RZR-06-047, Vintage Communities, Single-Family Subdivision, RA-200 to R-100, LL003, 3rd District, Parcels 258, 071 & 578, 4600 Block of Braselton Highway, 1200-1300 Block of Mount Moriah Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1419 CIC-05-028, Your Extra Attic Hamilton Mill, LLC, Increase commercial sq. ft (height), C-2 (Change in Conditions), LL001, 3rd District, Parcels 432 & 433, 2000 Block of Gravel Springs Road, 2500 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2005-1421 SUP-05-080, Your Extra Attic Hamilton Mill, LLC, Mini-warehouse storage facility, LL001, 3rd District, Parcels 432, 433 & 434, 2000 Block of Gravel Springs Road, 2000 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2. Moved In House:

2005-1422 MIH-05-007, Tommy Bussey, Moved-In-House, LL125, 5th District, Parcel 007A, 3034 Langley Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permit:

2005-1423 SUP-05-072, Zarghuna Tahir, Home Occupation (Hair Salon), LL122, 5th District, Parcel 096, 800 Block of Grayson Parkway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1424 SUP-05-074, Rheitta Sackey-Mensah, Daycare Center (Group), LL183, 5th District, Parcel 069, 1200 Block of New Hope Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1425 SUP-05-075, Turf Machine Co, Inc, Outdoor Sales/Storage, LL186, 6th District, Parcel 042, 1300-1400 Block of Hillcrest Drive, 1300 Block of Indian Trail Lilburn Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1426 SUP-05-076, Folio Property Ventures, LLC, Daycare Center (Reduction in Buffers), LL117, 7th District, Parcel 018, 019 & 087, 2300 Block of Meadow Church Way, 2200 Block of Meadow Church Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2006]

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3. Special Use Permit:

2005-1427 SUP-05-077, Duncan Corley, Single-family Conservation Subdivision, LL304, 7th District, Parcel 048, 1500 Block of Hillcrest Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1428 SUP-05-078. Contract Development, LLC, Single-Family Conservation Subdivision, LL067, 6th District, Parcel 121, 1900 Block of Parkwood Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1429 SUP-05-079, Jose Palacios, Church, LL175, 6th District, Parcel 203, 4200 Block of Phil Niekro Parkway, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1430 SUP-05-081, JCB Development, Modified Single-Family Subdivision, LL318, 7th District, Parcels 026 & 033, 5400 Block of Suwanee Dam Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1431 SUP-05-082, Rohit Ramjhattan, Automobile Body Repair Shop, LL051, 6th District, Parcel 335, 3100 Block of Stone Mountain Highway, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1432 SUP-05-083, Kevin Stackis, Restaurant with Drive-thru, LL002, 3rd District, Parcel 126, 3700 Block of Braselton Highway, District 3/Beaudreau [Planning Commission Recommendation: Approve with Conditions]

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3. Special Use Permit:

2005-1433 SUP-05-084, Just Brakes of Georgia, Automobile Body Repair Shop, LL203, 6th District, Parcel 010, 1600 Block of Pleasant Hill Road, 3700 Block of Club Drive, 3600 Block of Sweetwater Road, District 1/Green[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Rezonings:

2005-1410 RZM-04-036 (RECONSIDERED BY CONSENT ORDER), T&B LLC, Townhomes (Reduction in Buffers), RA-200 to RM-8, LL003, 3rd District, Parcel 462, 4300 Block of Spout Springs Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 MOD]

2005-1411 RZM-04-037 (RECONSIDERED BY CONSENT ORDER), T&B LLC, Townhomes, RA-200 to RM-8, LL003, 3rd District, Parcel 002, 4300 Block of Spout Springs Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-100 MOD][Planning Commission Recommendation: Approve with Conditions as R-100 MOD]

2005-1394 RZR-05-045, Davka, Inc, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL261, 5th District, Parcels 004, 008, 009, 010, 011, 012, 2800 Block of New Hope Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

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4. Rezoning:

2005-1395 RZR-05-046, Montana Development, Inc, Single-Family Conservation Subdivision, RL & RA-200 to R-100 CSO, LL345, 4th District, Parcels 005, 006 & 009, 9000 Block of Hightower Trail, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/3/2006]

2005-1396 RZR-05-047, Davenport Center, Inc, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL002, 3rd District, Parcels 030 & 031, 2900 Block of Braselton Highway, 2100 Block of Cain Circle, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1397 RZR-05-048, Richardson Housing Group, Inc, Modified Single-Family Subdivision, R-100 to R-75 Modified, LL053, 7th District, Parcels 007 & 073, 1100 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1398 SUP-05-063, Richardson Housing Group, Inc, Modified Single-Family Subdivision, LL053, 7th District, Parcels 007 & 073, 1100 Block of Braselton Highway, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1399 RZR-05-049, Vintage Communities, Inc, Single-Family Subdivision, RA-200 to R-100, LL169, 5th District, Parcel 006, 1500 Block of Leach Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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4. Rezonings:

2005-1400 RZR-05-050, Premier Planning & Development Group, LLC, Single-Family Subdivision, R-100 & RA-200 to R-ZT, LL185, 7th District, Parcels 005, 010, 041 & 171, 3300-3500 Block of Cross Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions as R-60][Planning Commission Recommendation: Approve with Conditions as R-60]

2005-1401 RZR-05-051, Richardson Housing Group, Inc, Single-Family Conservation Subdivision, R-100 to R-75 CSO, LL132, 5th District, Parcel 003, 500 Block of Hope Hollow Lane, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions as R-100 CSO][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1402 RZR-05-052, Rock Springs Ventures, LLC, Single-Family Subdivision, R-100 to R-ZT, LL149, 7th District, Parcel 012, 500 Block of Rock Springs Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1403 RZR-05-053, T&B, LLC, Single-Family Subdivision, R-100 to R-ZT, LL101, 7th District, Parcel 013, 2300 Block of Sunny Hill Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Denial w/out prejudice]

2005-1404 RZR-05-054, MBC Properties, LLC, Modified Single-Family Subdivision, RA-200 to R-100 Modified, LL003, 1st District, Parcels 009A, 056, 057, 059, 059, 060, 061, 130 & 176, 3400 Block of Old Thompson Mill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100]

2005-1405 SUP-05-012, MBC Properties, LLC, Modified Single-Family Subdivision, LL003, 1st District, Parcels 009A, 056, 057, 059, 059, 060, 061, 130 & 176, 3400 Block of Old Thompson Mill Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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4. Rezonings:

2005-1406 RZR-05-055, Contract Development, LLC, Single-Family Subdivision, R-75 to R-ZT, LL157, 6th District, Parcels 006, 006A, 006B, 403 & 405, 4100 Block of Burns Road, District 2/Nasuti[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1407 RZR-05-056, T&B, LLC, Single-Family Subdivision, RA-200 to R-100, LL001, 2nd District, Parcel 028A, 700 Block of Elisha Creek Court NE, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1408 RZR-05-057, Tri Star Communities, Single-Family Subdivision, RA-200 to R-100, LL037, 6th District, Parcels 001A & 007, 2900 Block of Ross Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1409 RZR-05-058, Poole Mountain, LLC, Single-Family Conservation Subdivision, RA-200 to R-100 CSO, LL002 & 004, 2nd District, Parcels 012, 014, 146, 011, 035 & 042, LL003 & 004, 3rd District, Parcels 255, 011, 011A & 110, 800-1100 Block of Mount Moriah Road, 4500-4700 Block of Clack Road, 1100 Block of Mineral Springs Road, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

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5. Planning & Development/Michael Williams

2005-1381 Waiver WVR-2005-023 requesting a residential subdivision containing over 200 lots (total 261 lots) with a single entrance. Location is 71 Lankford Road. Commission District 2/Nasuti (Staff Recommendation: Approval)

2005-1382 Waiver WVR-2005-024 requesting the development of a private gated community with private streets and private drainage system. Location is 2282 Sever Road. Commission District 1/Green (Staff Recommendation: See attached recommended conditions)

IX. Comments from Audience

X. Adjournment