



GWINNETT COUNTY

BOARD OF CONSTRUCTION ADJUSTMENTS & APPEALS HEARING

Gwinnett Justice & Administration Center Auditorium

75 Langley Drive, Lawrenceville, GA 30046

Wednesday, January 9, 2019

3:00 PM

As set forth in the Americans with Disabilities Act of 1992, Gwinnett County Government does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Muriam Nafees, 75 Langley Drive, Lawrenceville, GA 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. Gwinnett County Government will assist citizens with special needs given proper notice (seven (7) working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of Gwinnett County Government should be directed to Muriam Nafees, Human Relations Coordinator, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.7955.

I. CALL TO ORDER 3:00 PM

II. DETERMINATION OF A QUORUM - FIVE (5) MEMBERS PRESENT

Present: David Leonard, Roger S. Lingerfelt, Ronald L. Bolden, Linda Priest
Thomas Gardner

III. ADOPTION OF THE AGENDA

Action: Approved, Motion: Bolden, Second: Priest

Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

IV. OLD BUSINESS

A. RADHA KRISHNA TEMPLE – SBV2018-00019 – STREAM BUFFER VARIANCE

**B. PROJECT ROCKET – BCA2018-00002 – AMENDMENT TO PERFORMANCE BASED DESIGN
ANALYSIS REPORT**

Jack Hamilton
TERRA BUILD USA
PO Box 601
Lilburn, GA 30048

SBV2018-00019

**PROJECT: RADHA KRISHNA TEMPLE
2769 Duluth Highway**

The applicant deforested without an approved 28,912 S.F. of 25 ft.-50 ft. stream buffer with the intent to plant ornamental trees. The applicant has reconsidered and intends to replant the 25 ft. to 50 ft. stream buffer in compliance with county ordinance.

The applicant is requesting a variance in accordance with the UDO Section 500-10 for having deforested 28,912 S.F. of the 25 ft. to 50 ft. undisturbed stream buffer without authorization and requesting mitigation credits for reforesting the same area to County ordinance standards.

Department Recommendation:

Staff recommends approval of the applicants request with the condition that the property owner pays an In-Lieu stream buffer fee of \$62,971 as calculated based on the stream water quality values as established by the Gwinnett County Board of Commissioners.

The Board recommends approval with the following changes:

1. Owner to have their consultant prepare a replanting plan in accordance with Gwinnett County standard for Buffer Replanting, and submit to Planning & Development for approval;
2. Owner to then have their contractor replant buffer per approved plan;
3. Gwinnett County to inspect the replanting to confirm that replanted buffer is in accordance with approved plan; and
4. Owner to then meet with Gwinnett County Planning & Development and provide proof of cost associated with the replanting.
5. The final replanting cost to be subtracted from the in lieu of stream buffer fee of \$62,971.00. The remaining cost after reduction from the in lieu of stream buffer fee to be paid to Gwinnett County.

Action: Approved, Motion: Lingerfelt, Second: Gardner

Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

**Phil Friday
2400 Meadowbrook Parkway
Suite 250
Duluth, GA 30096**

BCA2018-00002

**PROJECT: PROJECT ROCKET
West Park Place Blvd, Stone Mountain, Georgia**

Applicant has submitted an amendment request to case number BCA2018-00002 for a structural design change which states a structural design change of a nominal reduction to the depth of the steel beams.

Department Recommendation: Staff recommends approval of the amendment as described in the Project Rocket Revision 1, Performance Based Design Analysis, dated December 21, 2018.

Action: Approved, Motion: Gardner, Second: Lingerfelt

Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

V. NEW BUSINESS

- A. SEAN J. CATLETT – BIE2016-00012 - ENGINEERED EARTH SOLUTIONS, LLC – RENEWAL
B. THE EXCHANGE AT GWINNETT – SBV2018-00024 – STREAM BUFFER VARIANCE**

Sean J. Catlett
ENGINEERED EARTH SOLUTIONS, LLC
441 Creekstone Ridge
Woodstock, GA 30188

BIE2016-00012

The applicant is requesting Re-Approval in categories 1, 2, & 3 for ENGINEERED EARTH SOLUTIONS, LLC. Lance Paradis serves as the firm's Primary Principal Engineer.

Department Recommendation: Gwinnett County Planning and Development recommends Re-Approval for Sean J. Catlett for 4 years with the condition that the applicant provides a copy of the following documents:

- * Current ICC Building Inspector Certification in October 2019
- * Current Level 1B Erosion Certification in November 2019

Action: Approved, Motion: Lingerfelt, Second: Bolden
Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

Greer Scoggins
FUQUA ACQUISITIONS II, LLC
3575 Piedmont Road, NE, Suite 800
Atlanta, GA 30305

SBV2018-00024

PROJECT: THE EXCHANGE AT GWINNETT
Buford Drive & I-85

The applicant is requesting a variance from the Unified Development Ordinance Section of Gwinnett County 50 ft. undisturbed stream buffer and the 75ft. impervious setback buffer, Section 500-10.4. This is for the purpose of encroaching on the stream buffers at The Exchange @ Gwinnett project site to develop the approximately 64-acre "city center-type" mixed-use development.

Department Recommendation:

Staff recommends approval of the variance. The In-Lieu fee of \$407,800 will be due upon issuance of land disturbance permit by Gwinnett County Planning and Development.

Action: Approved, Motion: Gardner, Second: Priest
Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

VI. MINUTES FROM THE December 12, 2018 MEETING.

VII. OTHER BUSINESS

- A. The following correspondence is attached: December 12, 2018 list of Gwinnett County Third Party Engineer Inspectors.

VIII. ADJOURNMENT 3:39 PM

Action: Approved, Motion: Gardner, Second: Priest
Vote: (5-0); Ronald Bolden, Roger S. Lingerfelt, Linda Priest, David Leonard
Thomas Gardner

*OUR NEXT MEETING IS SCHEDULED FOR
Wednesday, February 13, 2019 – 3:00 PM*