



Gwinnett County Board of Commissioners

Tuesday, November 22, 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: **November 16, 2005**
 November 22, 2005 – Executive Session

V. Announcements

VI. Old Business

1. Planning & Development/Michael Williams

2005-1055 Amendment-A-05-005 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article VI General Provisions Section 606.7. Minimum Buffer Requirements; Article XIII Section 1303; and Article XIV Minimum Area, Yard and Height Requirements, Section 1400 and Section 1401; to create a new zoning district entitled HRR (High-Rise Residential District).(Tabled on 10/25/2005)(Public hearing was not held)

2005-1111 Amendment A-05-006 - An Amendment to the 1985 Zoning Resolution of Gwinnett County to Article III Definitions and Article XIII Use Provisions to create a Mixed-Use Development District, entitled Section 1318. Mixed-Use Development (MUD) District, providing design standards for planned developments integrating commercial and/or office with residential land uses within unincorporated Gwinnett County(Tabled on 10/25/2005)(Public hearing was not held)

2005-1113 Rezoning Amendment to Gwinnett 2020 Comprehensive Plan An Amendment to revise the definition of Major Activity Centers, provide revised policies to guide their development and revise the boundaries of Major Activity Centers.(Tabled on 10/25/2005)(Public hearing was not held)

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VI. Old Business

1. Planning & Development/Michael Williams

2005-1134 CIC-05-018, William Schroeder, Buffer Reduction for Detention Pond, O-I (Change in Conditions), LL124, 7th District, Parcels 003 & 006, 1400 Block of Satellite Boulevard, District 1/Green(Tabled on 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2005-1144 RZC-03-009 (Reconsidered by Consent Order), H&B Hog Mountain, LLC, Shopping Center (Reduction In Buffers), RA-200 to C-2, LL001, 2nd District, Parcels 001,004,044,123,254 & 287, 1300 Block of Auburn Road, 3000 Block of Jim Moore Road, District 3/Beaudreau(Tabled on 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as C-2 & O-I]

2005-1125 RZC-05-053, Sydney Investments, LLC, Commercial Retail Uses, RA-200 to C-2, LL002, 3rd District, Parcel 044, 4000 Block of Braselton Highway, District 3/Beaudreau(Tabled on 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-1126 RZR-06-005, Sydney Investments, LLC, Single-Family Subdivision (Reduction in Buffers), RA-200 to R-ZT, LL002, 3rd District, Parcel 044, 4000 Block of Braselton Highway, District 3/Beaudreau(Tabled on 10/25/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 1/17/2006]

2005-0722 RZC-05-035, Melvin Carrol, Daycare Center (Reduction in Buffers) RA-200 to C-1, LL095, 7th District, Parcel 006, 2200 Block of Braselton Highway, District 3/Beaudreau(Tabled on 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out prejudice]

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VI. Old Business

1. Planning & Development/Michael Williams

2005-0832 RZM-05-029, Premier Planning & Development Group, LLC, Townhomes, R-75 to R-TH, LL006, 7th District, Parcels 004C & 017, 1300 Block of Old Norcross Road, District 4/Kenerly(Tabled on 8/23/2005)(Public hearing was not held)[Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out prejudice]

2005-1013 RZR-05-037, Premier Planning & Development Group, Single-Family Subdivision, RA-200 to R-ZT, LL003, 3rd District, Parcels 185-187 & 237, 2300 Block of Doc Hughes Road, District 4/Kenerly(Tabled on 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

2005-1014 RZR-05-038, Premier Planning & Development Group, Single-Family Subdivision, RA-200 to R-ZT, LL002, 1st District, Parcels 131-134, LL002, 3rd District, Parcel 042B, 2400 Block of Doc Hughes Road, 2400 Block of West Rock Quarry Road, District 4/Kenerly(Tabled on 9/27/2005)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as R-100 CSO]

VII. Public Hearing

1. Support Services/Connie Hinson

2005-1251 Approval to abandon a portion of a public road known as Suwanee Dam Road at Settles Bridge Road, authorization for Chairman to execute a Quitclaim Deed in land lot 277 of the 7th land district, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. Commission District 1/Green

2005-1252 Approval to abandon a portion of a public road known as Old Givens Road, authorization for Chairman to execute a Quitclaim Deed in land lot 265 of the 5th land district, abandonment in accordance with Georgia Statutes on abandonment found in O.C.G.A. 32-7-2 HB 1539. Commission District 3/Beaudreau

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2. Mixed Use Redevelopment:

2005-1269 MUR-05-001, Emory Morseberger, Mixed-Use Redevelopment, LL068, 6th District, Parcels 001A, 009 & 106, 1900-2000 Block of Highpoint Road, 2000 Block of Britt Drive, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Moved-in-House

2005-1267 MIH-05-005, Dennis Molina, Moved-In-House, LL137, 6th District, Parcel 240, 5579 Lions Club Drive, District 2/Nasuti [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1268 MIH-05-006, Dennis Molina, Moved-In-House, LL137, 6th District, Parcel 239, 5581 Lions Club Drive, District 2/Nasuti [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

4. Special Use Permit:

2005-1260 SUP-05-062, Yellow River Collision, Automobile Body Repair Shop, LL056, 6th District, Parcel 006, 4700 Block of Stone Mountain Hwy, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2005-1261 SUP-05-064, Shadowbrooke Development, Inc, Single-Family Conservation Subdivision, LL159, 5th District, Parcels 003 & 004, 3700 Block of Oak Grove Road, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions as R-100 MOD.]

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4. Special Use Permit:

2005-1263 SUP-05-066, J.C.D. Enterprises, Single-Family Conservation Subdivision, LL301, 4th District, Parcels 005, 006, 014, 025, 099, 104, 107, 109 & 118, 2900 Block of Lee Road, 5000 Block of Whispering Pines Lane, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out prejudice]

2005-1264 SUP-05-067, Rev. Chimiste Doriscar, Church, LL090, 5th District, Parcel 045, 1200 Block of Pinehurst Road, District 3/Beaudreau[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2005-1265 SUP-05-068, Oluseyi Ajayi, Daycare Center, LL012, 7th District, Parcel 031, 500 Block of Swanson Drive, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

2005-1266 SUP-05-069, Noble Village Gwinnett, Retirement Community, LL124, 7th District, Parcel 006, 1300 Block of Satellite Boulevard, District 1/Green [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

5. Rezoning:

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[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 12/6/05]

2005-1256 RZM-05-043, James Corcoran, Townhomes, M-1 to R-TH, LL052, 6th District, Parcel 247, 3300 Block of Stone Mountain Hwy, District 3/Beaudreau[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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5. Rezoning:

2005-1257 RZM-05-044, Grandview Land Company, Townhomes, R-100 to R-TH, LL147, 7th District, Parcel 009, 900 Block of Rock Springs Road, District 4/Kenerly[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2005-1258 RZM-05-045, Precision Design & Development, Inc, Townhomes (Reduction in Buffers), RM-10 to R-TH, LL031, 7th District, Parcel 282, 900 Block of Walther Blvd, 800 Block of Tree Creek Blvd, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 1/17/06]

2005-1259 RZM-05-046, Lillian Amoretti, Townhomes (Reduction in Buffers), R-75 to R-TH, LL073, 7th District, Parcel 026, 1600 Block of Duluth Highway, District 1/Green [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

6. Planning & Development/Michael Williams

2005-1221 The applicant (Vintage Communities) requests waiver of the 12 month lapse requirement for a change-in-conditions (CIC-05-027). The property was originally rezoned to R-100 CSO in June 2005, and the applicant seeks a December 2005 rehearing for R-100. Additionally, it is requested that the hearing date for a second associated case (RZR-06-047) to add 21 acres to the original tract be moved to concurrent hearings in December 2005. The property is located at Braselton Highway and Mt. Moriah Road. Commission District 4 (Kenerly)

2005-1243 TSP-2005-028 155-ft monopole telecommunications tower with two antennas. Location is 1736 Bramblett Shoals Road. Commission District 3/Beaudreau (Staff Recommendation: See attached conditions)

2005-1242 TSP-2005-032 to approve two silos, 80 X 31-ft round limestone silo, and 60 x 18-ft round silo. Location is 4125 Buford Highway. Commission District 2 / Nasuti (Staff Recommendation: Approval)

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6. Planning & Development/Michael Williams

2005-1239 Waiver WVR-2005-017 allowing the development of a private gated community with private streets and private drainage system. Location is 2100 block of New Hope Road. Commission District 3/Beaudreau (Staff Recommendation: See Attachment)

2005-1233 Waiver WVR-2005-018 requesting the elimination of the requirement for the construction of sidewalks along 100 ft of property adjacent to Braselton Highway. Location is 5152 Braselton Highway, Commission District 4 / Kenerly (Staff Recommendation: See attached conditions)

2005-1238 Waiver WVR-2005-019 allowing the development of a private gated community with private streets and private drainage system. Location is 2300-2400 blocks of Duluth Highway. Commission District 1/Green (Staff Recommendation: See Attachment)

2005-1234 Waiver WVR-2005-020 requesting the elimination of the requirement for the construction of a 200-ft taper along Arnold Road. Location is 165 Arnold Road. Commission District 4/Kenerly (Staff Recommendation: Approval)

2005-1223 Waiver WVR-2005-021 requesting the elimination of the tie into an existing stub street. (Stub Street is Potomac Court). Location is 2282 Sever Road. Commission District 1/Green (Staff Recommendation: Approval)

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VIII. New Business

1. Public Utilities/Frank Stephens

2005-1331 Approval of reimbursement to Buford 269, L.P. for construction of Satellite Boulevard Water Main Extension in an amount not to exceed \$475,000.00. District 4/Kenerly (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment