

Board of Commissioners

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Charlotte J. Nash, Chairman
Jace W. Brooks, District 1
Lynette Howard, District 2
Tommy Hunter, District 3
John Heard, District 4



**Public Hearing Agenda
Tuesday, May 22, 2018 - 7:00 PM**

I. Call To Order, Invocation, Pledge to Flag**II. Opening Remarks by Chairman****III. Approval of Agenda****IV. Approval of Minutes:**

- **Work Session:** May 15, 2018
- **Briefing 10:30 a.m.:** May 15, 2018
- **Informal Business Discussion 12:00 p.m.:** May 15, 2018
- **Executive Session:** May 15, 2018
- **Business Session:** May 15, 2018
- **Informal Business Discussion 3:00 p.m.:** May 15, 2018

V. Announcements

- **Proclamation:** Asian Pacific American Heritage Month, May 2018

VI. Public Hearing - Old Business**I. Planning & Development/Kathy S. Holland**

2018-0234 CIC2018-00002, Applicant: Sonial Patel c/o Mahaffey Pickens Tucker, LLP, Owner: Duluth Capital Investments, LLC, Tax Parcel No. R7080 078, Change in Conditions of Zoning for Property Zoned C-2, 2300 Block of Stephens Center Drive, 2.01 Acres. District I/Brooks (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0235 SUP2018-00018, Applicant: Sonial Patel c/o Mahaffey Pickens Tucker, LLP, Owner: Duluth Capital Investments, LLC, Tax Parcel No. R7080 078, Application for a Special Use Permit in a C-2 Zoning District for Building Height Increase, 2300 Block of Stephens Center Drive, 2.01 Acres. District 1/Brooks (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

2018-0024 RZC2018-00001, Applicant: ASC Acquisitions, LLC, Owners: JLC Holdings, LLLP, Vinnie Lucile Clark, Richard L. and Joyce Harrison, Rezoning of Tax Parcel Nos. R5106 003, 067 and 278 and R5087 120, R-100 to O-I; Retirement Community (Independent Living and Continuing Care) (Buffer Reduction), 1100-1200 Blocks of Webb Gin House Road, 56.12 Acres. District 4/Heard (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0025 SUP2018-00003, Applicant: ASC Acquisitions, LLC, Owners: JLC Holdings, LLLP, Vinnie Lucile Clark, Richard L. and Joyce Harrison, Tax Parcel Nos. R5106 003, 067, and 278 and R5087 120, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Retirement Community (Independent Living and Continuing Care) (Buffer Reduction), 1100-1200 Blocks of Webb Gin House Road, 56.12 Acres. District 4/Heard (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0026 SUP2018-00004, Applicant: ASC Acquisitions, LLC, Owners: JLC Holdings, LLLP, Vinnie Lucile Clark, Richard L. and Joyce Harrison, Tax Parcel Nos. R5106 003, 067, and 278 and R5087 120, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase (Buffer Reduction), 1100-1200 Blocks of Webb Gin House Road, 56.12 Acres. District 4/Heard (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0239 SUP2018-00009, Applicant: David M. Jones, Owners: David and Peggy Jones, Tax Parcel No. R6070 074, Application for a Special Use Permit in a R-100 Zoning District for a Bed and Breakfast Inn, 1600 Block of Red Fox Run, 1.04 Acres. District 2/Howard (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny without Prejudice]

2018-0457 RZM2018-00004, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Hillside 20 Tract, LLC, Rezoning of Tax Parcel Nos. R5137 008 and 019, R-100 and C-2 to RM-24; Apartments (Buffer Reduction), 500 Block of Hillside Drive and 1700 Block of Grayson Highway, 12.9 Acres. District 3/Hunter (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2017-5026 RZR2017-00011, Formerly 20170652 Applicant: Home South Communities, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: John T. Lamb, Rezoning of Tax Parcel No. R7136 001, RA-200 to OSC; Single-Family Subdivision, 2400 Block of Sunny Hill Road and 2500 Block of Morgan Road, 86.15 Acres. District 4/Heard (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2017-5274 RZR2017-00020, Applicant: Bulk Buys Corporation, Owners: Sarah and Peggy Brodnax, Rezoning of Tax Parcel No. R6036 004, R-100 to OSC; Single-Family Subdivision, 2900 Block of Bethany Church Road, 33.74 Acres. District 3/Hunter (Tabled on 02/27/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - Old Business

I. Planning & Development/Kathy S. Holland

2018-0232 RZR2018-00004, Applicant: June Ivey Development, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: June Ivey Development, LLC and Patrick O. Benton, Rezoning of Tax Parcel Nos. R5345 006 and R5346 004, RA-200 to OSC; Single-Family Subdivision, 3300 Block of Indian Shoals Road and 3200 Block of June Ivey Road, 160.86 Acres. District 3/Hunter (Tabled on 03/27/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2018-0233 RZR2018-00005, Applicant: RealtyLand Development Company LLC c/o Mitch Peevy, Owner: Temple Johnson LLC, Rezoning of Tax Parcel Nos. R5002 020, 021, 037, 039, 041, 043, 045 and 047, R-100 to OSC; Single-Family Subdivision, 2800-2900 Blocks of Temple Johnson Road, 41.84 Acres. District 3/Hunter (Tabled on 03/27/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2018-0458 RZR2018-00006, Applicant: Spartan Investors I, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Martha J. Stovall and Heritage Land & Development Co., Rezoning of Tax Parcel Nos. R3003 135 and 674, C-2 to TND; Traditional Neighborhood Development, 4200 Block of Braselton Highway, 28.94 Acres. District 3/Hunter (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0459 RZR2018-00007, Applicant: Mahaffey Pickens Tucker, LLP, Owners: Louis F. McCann and Steven Robinson, Rezoning of Tax Parcel Nos. R3004 018, 061 and 062, RA-200 to TND; Traditional Neighborhood Development (Buffer Reduction), 1400 Block of Dee Kennedy Road and 5100 Block of Braselton Highway, 13.27 Acres. District 3/Hunter (Tabled on 04/24/2018)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as OSC]

VII. Public Hearing - New Business

I. Buffer Reduction

2018-0489 BRD2018-00001, Applicant: Tarek Real Estates, LLC, Owner: Tarek Real Estates, LLC, Tax Parcel No. R6173 003, Application for a Buffer Reduction from 75 feet to 25 feet in a C-2 Zoning District, 900 Block of Dickens Road and 900 Block of Indian Trail Lilburn Road, 0.87 Acre. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2018-0485 SUP2018-00019, Applicant: Martha Strickland, Owner: Rock Springs United Methodist Church, Rezoning of Tax Parcel No. R7147 004, Application for a Special Use Permit in a R-100 Zoning District for a Private Pre-School, 1100 Block of Rock Springs Road, 4.98 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0486 SUP2018-00021, Applicant: Auto Loan Associates, LLC, Owner: Ala Real Estate Holdings, LLC, Rezoning of Tax Parcel No. R5050 132, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales (Renewal), 1800 Block of Lawrenceville Highway, 0.99 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0487 SUP2018-00022, Applicant: Pengfei Zhang, Owner: Nidal Boughannam, Rezoning of Tax Parcel No. R6204 030, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor, 1600 Block of Pleasant Hill Road, 8.7 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Special Use Permit

2018-0488 SUP2018-00024, Applicant: Margaret Owusu, Owner: Margaret Owusu, Rezoning of Tax Parcel No. R5168 011, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home (Family), 1800 Block of Round Road, 1.78 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

3. Rezoning

2018-0470 RZC2018-00006, Applicant: Anita Paulette Froelich, Owner: Anita Paulette Froelich, Rezoning of Tax Parcel No. R7028A127, C-1 to C-2; Tattoo Parlor (Buffer Reduction), 500 Block of Braselton Highway and 500 Block of Allen Drive, 0.43 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0471 SUP2018-00023, Applicant: Anita Paulette Froelich, Owner: Anita Paulette Froelich, Rezoning of Tax Parcel No. R7028A127, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for a Tattoo Parlor (Buffer Reduction), 500 Block of Braselton Highway and 500 Block of Allen Drive, 0.43 Acre. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0472 RZC2018-00007, Applicant: Mangal Real Estate Holdings LLC, Owner: Mangal Real Estate LLC, Rezoning of Tax Parcel No. R6087 002, C-1 to C-2; Retail and Restaurant with Drive Through, 3000 Block of Five Forks Trickum Road and 900-1000 Blocks of Oak Road, 1.11 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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VII. Public Hearing - New Business

3. Rezonings

2018-0473 RZC2018-00008, Applicant: Beverly J. Searles Foundation Inc., c/o Mahaffey Pickens Tucker, LLP, Owner: Janene Holladay, Rezoning of Tax Parcel No. R1001 032, C-2 to O-I; Retirement Community, Independent Living (Buffer Reduction), 2700 Block of Hamilton Mill Road, 4.84 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0474 SUP2018-00025, Applicant: Beverly J. Searles Foundation, Inc., c/o Mahaffey Pickens Tucker, LLP, Owner: Janene Holladay, Rezoning of Tax Parcel No. R1001 032, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Retirement Community, Independent Living (Buffer Reduction), 2700 Block of Hamilton Mill Road, 4.84 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0475 SUP2018-00026, Applicant: Beverly J. Searles Foundation, Inc., c/o Mahaffey Pickens Tucker, LLP, Owner: Janene Holladay, Rezoning of Tax Parcel No. R1001 032, Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Building Height Increase (Buffer Reduction), 2700 Block of Hamilton Mill Road, 4.84 Acres. District 4/Heard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0476 RZC2018-00009, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Rezoning of Tax Parcel Nos. R6177 201 and 421, R-75 and O-I to O-I; Retirement Community, Independent Living (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

VII. Public Hearing - New Business

3. Rezonings

2018-0477 SUP2018-00027, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Rezoning of Tax Parcel Nos. R6177 201 and 421, R-75 and O-I to O-I; Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Retirement Community (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2018-0478 SUP2018-00028, Applicant: North Georgia Ventures Company, Owners: Linda J. Spivey and Mary Guthrie, Rezoning of Tax Parcel Nos. R6177 201 and 421, R-75 and O-I to O-I; Application for a Special Use Permit in an O-I (Proposed) Zoning District for a Building Height Increase (Buffer Reduction), 1200 Block of Pleasant Hill Road, 6.10 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2018-0479 RZR2018-00008, Applicant: Chong Son, Owner: Erica Son, Rezoning of Tax Parcel Nos. R1003 029 and 031, R-100 to RA-200; Special Events Facility, 3600 Block of Thompson Mill Road, 17.82 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2018-0481 SUP2018-00020, Applicant: Chong Son, Owner: Erica Son, Rezoning of Tax Parcel Nos. R1003 029 and 031, Application for a Special Use Permit in a RA-200 (Proposed) Zoning District for a Special Events Facility, 3600 Block of Thompson Mill Road, 17.82 Acres. District 4/Heard[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 6/5/2018]

2018-0482 RZR2018-00009, Applicant: Jose Sanchez, Owner: Jose Sanchez, Rezoning of Tax Parcel No. R3001 117, OSC to RA-200; Single-Family Residence, 3600 Block of Hog Mountain Road, 2.0 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

3. Rezonings

2018-0483 RZR2018-00010, Applicant: Stefan Lupancu and Ivan German c/o Alliance Engineering & Planning, Owners: Stefan Lupancu and Ivan German, Rezoning of Tax Parcel Nos. R1002 123 and 262, RA-200 to R-100; Single-Family Subdivision, 2400 Block of Old Thompson Mill Road and 2700 Block of Thompson Mill Road, 1.91 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2018-0484 RZR2018-00011, Applicant: 4RNJ2, LLC, Owner: Lloyd Burns Estate, Rezoning of Tax Parcel No. R6165 159, R-75 to TND; Traditional Neighborhood Development (Buffer Reduction), 800 Block of Old Norcross Tucker Road and 4600 Block of Britt Road, 8.34 Acres. District 2/Howard[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

VIII. New Business

I. Financial Services/Maria Woods

2018-0580 Approval/authorization of the appointment of Gwinnett Convention and Visitors Bureau as the County's Destination Marketing Organization and for the Chairman to execute an agreement with the Gwinnett Convention and Visitors Bureau, Inc. for services related to tourism, conventions, and trade shows. Approval to amend the 2018 budget to reflect funding to support the Gwinnett Convention and Visitor Bureau's spending plan for hotel-motel tax. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2018-0581 Approval/authorization to amend the Gwinnett County Code of Ordinances, Chapter 94, Article II, Hotel/Motel Occupancy Tax, Section 94-28 Titled "Imposition and rate of tax." Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2018-0582 Approval/authorization for the Chairman to execute an Amended and Restated Operation and Management Agreement with the Gwinnett Convention and Visitors Bureau, Inc. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

VIII. New Business

I. Financial Services/Maria Woods

2018-0583 Approval/authorization of a Resolution approving the issuance of the Development Authority of Gwinnett County's Taxable Revenue Bonds (Gwinnett Center Expansion and Parking Deck Project), Series 2018 for the purpose of financing the costs of constructing a Conference Center and a Parking Deck; authorizing the execution and delivery of an Intergovernmental Contract between Gwinnett County and the Development Authority relating to the Series 2018 Bonds; and for other related purposes. Authorization for the Chairman and/or the CFO/Director of Financial Services to execute any and all documents necessary to facilitate the transaction. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2. Law Department/William J. Linkous III

2018-0585 Approval/authorization for the Chairman to execute a Resolution in support of the Urban Redevelopment Agency of Gwinnett County entering into a Purchase and Sale Agreement with OFS Brightwave Solutions, Inc., to purchase 104 acres of land, more or less, located in Land Lots 216, 217 and 222 of the 6th Land District of Gwinnett County, being a portion of Tax Parcel Identification Number 6216 018, for the amount of Three Hundred Thirty Thousand and NO/100 (\$330,000.00) Dollars per acre. Subject to approval as to form by the Law Department.

2018-0600 Approval/authorization for the Chairman to execute a Certificate approving the issuance of refunding revenue bonds by the Joint Development Authority of DeKalb County, Newton County and Gwinnett County for the benefit of GGC Real Estate Parking I, LLC. Subject to approval as to form by the Law Department.

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VIII. New Business

3. Planning & Development/Kathy S. Holland

2018-0490 Ratification of Plat approvals for April 01, 2018 thru April 30, 2018.

4. Support Services/Angelia Parham

2018-0599 Approval/authorization for the Chairman to execute an Intergovernmental Agreement with the Georgia Department of Community Supervision for use of the County's One Justice Square facility to operate a Day Reporting Center on a temporary basis, located at 446 West Crogan Street in Lawrenceville. Contract to follow award. Subject to approval as to form by the Law Department.

IX. Comments from Audience

X. Adjournment