



**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 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:** September 17, 2019
- **Briefing 10:30 a.m.:** September 17, 2019
- **Informal Business Discussion 12:00 p.m.:** September 17, 2019
- **Executive Session:** September 17, 2019
- **Business Session:** September 17, 2019
- **Informal Business Discussion 3:00 p.m.:** September 17, 2019

**V. Announcements:**

- **Proclamation:** National 4-H Week, October 6-12, 2019
- **Proclamation:** Southern 4-H Volunteer of the Year
- **Proclamation:** Hispanic Heritage Month, September 15-October 19, 2019
- **Proclamation:** Recognizing the Heartfulness Initiative

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 2**

**VI. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-0640 SUP2019-00050**, Applicant: Nakita Hemingway, Owners: Jonathan and Nakita Hemingway, Tax Parcel No. R5245 140, Application for a Special Use Permit in an RA-200 Zoning District for a Special Events Facility, 1700 Block of West Campbell Road and 1500 Block of Sugarloaf Parkway, 6.71 Acres. District 3/Hunter (Tabled on 9/17/2019)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0641 SUP2019-00051**, Applicant: Nakita Hemingway, Owners: Jonathan and Nakita Hemingway, Tax Parcel No. R5245 140, Application for a Special Use Permit in an RA-200 Zoning District for a Bed and Breakfast, 1700 Block of West Campbell Road and 1500 Block of Sugarloaf Parkway, 6.71 Acres. District 3/Hunter (Tabled on 9/17/2019)(Public hearing was held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0746 SUP2019-00055**, Applicant: MM Parker Court Associates, LLC, Owner: MM Parker Court Associates, LLC, Tax Parcel No. R6062 252, Application for a Special Use Permit in an M-1 Zoning District for Pet Boarding (Kennel) with Outdoor Runs, 1800 Block of Parker Court, 1.13 Acres. District 2/Ku (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0737 RZC2019-00012**, Applicant: Arcade Design Corporation, Owners: Mario Pinto and Maria Traitel, Rezoning of Tax Parcel No. R6247 180, C-1 to C-2; Automobile Repair Shop (Buffer Reduction), 7000 Block of Buford Highway and 100 Block of Lake Drive, 0.32 Acre. District 2/Ku (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 3**

**VI. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-0738 SUP2019-00057**, Applicant: Arcade Design Corporation, Owners: Mario Pinto and Maria Traitel, Tax Parcel No. R6247 180, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Repair Shop (Buffer Reduction), 7000 Block of Buford Highway and 100 Block of Lake Drive, 0.32 Acre. District 2/Ku (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2019-0739 RZC2019-00013**, Applicant: Daniela Caffey d/b/a Gwinnett Pallets, Owner: Sadeghy Property Investments, LLC, Rezoning of Tax Parcel No. R6260 012, C-2 and R-75 to M-1; Light Industrial Uses (Buffer Reduction), 4000 Block of Buford Highway, 2.50 Acres. District 2/Ku (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/1/2019]

**2019-0740 RZM2019-00006**, Applicant: DonRob Investments LP, Owner: DonRob Investments LP, Rezoning of Tax Parcel Nos. R7136 010 and R7143 053, RA-200 and R-60 to R-TH; Townhouses (Buffer Reduction), 2700 Block of Brown Road, 24.97 Acres. District 4/Fosque (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2019-0741 RZM2019-00007**, Applicant: DonRob Investments LP, Owner: DonRob Investments LP, Rezoning of Tax Parcel No. R7136 010, R-60 to RM-24; Apartments (Buffer Reduction), 2700 Block of Brown Road, 20.04 Acres. District 4/Fosque (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 4**

**VI. Public Hearing - Old Business**

**1. Planning & Development/Kathy S. Holland**

**2019-0634 RZR2019-00017**, Applicant: Schroeder Holdings, LLC, Owner: Centzil Partners, L.P., Rezoning of Tax Parcel Nos. R6002 001 and 008, R6003 045, 164, and 166, R-100 to OSC; Single-Family Conservation Subdivision (Buffer Reduction), 4000 Block of Mink Livsey Road and 4000-4300 Blocks of Camaron Way, 100.25 Acres. District 3/Hunter (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/1/2019]

**2019-0742 RZR2019-00018**, Applicant: Stature Properties, LLC, Owners: Estate of Early S. Hannah, Jr. and James and Kimberly Adams, Rezoning of Tax Parcel Nos. R7061 012 and R7062 003, RA-200 and R-100 to OSC; Single-Family Subdivision, 1600 Block of Braselton Highway, 45.35 Acres. District 4/Fosque (Tabled on 8/27/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**VII. Public Hearing - New Business**

**1. Transportation/Alan Chapman**

**2019-0907 Approval** of incorporation into the Gwinnett County Speed Hump Program Sugar Ridge Drive. Total estimated cost is \$23,032.00. This project is funded by the 2014 SPLOST Program. (Staff Recommendation: Approval)

**2. Change in Conditions**

**2019-0861 CIC2019-00015**, Applicant: Annie Smith, Owner: WRC/QV Gwinnett Office, LLC, Tax Parcel No. R6209 003, Change in Conditions of Zoning for Property Zoned M-1, 4100 Block of Shackelford Road, 14.61 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 5**

**VII. Public Hearing - New Business**

**2. Change in Conditions**

**2019-0862 CIC2019-00016**, Applicant: JAB Development, LLC, Owner: JAB Development, LLC, Tax Parcel Nos. R3004 018, 061 and 062, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned TND, 1400 Block of Dee Kennedy Road and 5100 Block of Braselton Highway, 13.27 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**2019-0863 CIC2019-00017**, Applicant: Dahlhauser Galbraith Operating Companies, Owner: Ozora Development, LLC, Tax Parcel No. R5156 310, Change in Conditions of Zoning for Property Zoned C-2, 2900 Block of Loganville Highway and 2900 Block of Oak Grove Road, 17.45 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**3. Special Use Permit**

**2019-0864 SUP2019-00058**, Applicant: Providence Baptist Church, Inc., Owner: Victory In Jesus Baptist Church, Inc., d/b/a Providence Baptist Church, Inc., Tax Parcel No. R7205 013, Application for a Special Use Permit in an R-75 Zoning District for a Place of Worship (Buffer Reduction), 7500 Block of Sugarloaf Parkway and 2100 Block of Buford Highway, 6.33 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0865 SUP2019-00061**, Applicant: Deuk Bak, Owner: Findley Family Partnership, Tax Parcel No. R7205 008, Application for a Special Use Permit in an M-1 Zoning District for an Automobile Repair Shop, 2300 Block of Buford Highway, 5.26 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 6**

**VII. Public Hearing - New Business**

**3. Special Use Permit**

**2019-0866 SUP2019-00062**, Applicant: Estella Lucero, Owner: Rafat Shaikh, Tax Parcel No. R5101 179, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo and Body Piercing Parlor, 900 Block of Athens Highway and 2900 Block of Rosebud Road, 4.96 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0868 SUP2019-00064**, Applicant: Chris Bowen, Owner: Buford Hamilton, LLC, Tax Parcel No. R1001 468, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor, 3300 Block of Hamilton Mill Road and 3400 Block of Ridge Road, 4.95 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0869 SUP2019-00066**, Applicant: Adolphus Ofor, Owner: Adolphus Ofor, Tax Parcel No. R6047 001B, Application for a Special Use Permit in an R-100 Zoning District for a Place of Worship, 2400 Block of Bethany Church Road and 4100 Block of Leach Road, 3.59 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0870 SUP2019-00067**, Applicant: New England Marine Atlanta, LLC, Owner: Ameriken, LLC, Tax Parcel No. R6139 005, Application for a Special Use Permit in an M-1 Zoning District for a Meat Processing Facility (Seafood), 100 Block of Pounds Drive, 4.38 Acres. District 2/Ku[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**4. Rezoning**

**2019-0855 RZC2019-00014**, Applicant: Georgia Senior Living, LLC, Owner: Meadow Church Real Estate, LLC, Rezoning of Tax Parcel Nos. R7121 013, 014, 093 and 174, R-100 to O-I; Independent Living, Retirement Community (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/1/2019]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 7**

**VII. Public Hearing - New Business**

**4. Rezoning**

**2019-0856 SUP2019-00065**, Applicant: Georgia Senior Living, LLC, Owner: Meadow Church Real Estate, LLC, Tax Parcel Nos. R7121 013, 014, 093 and 174, Application for a Special Use Permit in an O-I (Proposed) Zoning District for an Independent Living, Retirement Community (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/1/2019]

**2019-0857 RZC2019-00015**, Applicant: New Hope Express, LLC, Owner: Vicki Bowen St. Clair, Rezoning of Tax Parcel No. R5183 427, R-100 to C-2; Convenience Store with Gas Pumps (Buffer Reduction), 1300 Block of New Hope Road and 1300 Block of Glenbrooke Cove Connector, 1.73 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions As C-1][Planning Commission Recommendation: Approve with Conditions]

**2019-0858 RZM2019-00008**, Applicant: Corridor Development, Inc., Owners: C.G. and Vera Petty, Rezoning of Tax Parcel No. R7013 044, RA-200 to R-TH; Townhouses (Buffer Reduction), 800 Block of Petty Road, 28.49 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/1/2019]

**2019-0859 RZM2019-00009**, Applicant: Kenneth Wood, Owner: Glenda Sells, Rezoning of Tax Parcel No. R5118 001A, R-100 to RM-13; Apartments (Buffer Reduction), 2300-2400 Blocks of Sugarloaf Parkway, 23.91 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/5/2019]

**2019-0860 RZM2019-00010**, Applicant: Kenneth Wood, Owner: Glenda Sells, Rezoning of Tax Parcel Nos. R5118 001A and 002, R-100 to R-TH; Townhouses (Buffer Reduction), 2400 Block of Sugarloaf Parkway, 11.62 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/5/2019]

**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 8**

**VII. Public Hearing - New Business**

**5. Planning & Development/Kathy S. Holland**

**2019-0996 Amendment** of a Resolution to Ratify, Affirm and Re-adopt the Official Zoning Maps of Gwinnett County, Georgia. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

**2019-0914 Approval** of TSP2019-00004 to construct a 115 foot Monopole Telecommunication Tower with a 1 foot Lightning Rod (overall height of 116 feet). Location is 880 Indian Trail Lilburn Road. District 1/Brooks (Staff Recommendation: Approval with Conditions)

**VIII. Old Business**

**1. Commissioners**

**2019-0919 Approval** of appointment to the Hospital Authority. Term expires September 30, 2022. Chairman's appointments - Incumbent Vacant Position (Tabled on 9/17/2019)

**IX. New Business**

**1. Commissioners**

**2019-1010 Approval** to move the following meetings of the Board of Commissioners: the Tuesday, December 17, 2019 10:00 a.m. Work Session, 2:00 p.m. Business Session and the 7:00 p.m. Public Hearing to Tuesday, December 10, 2019.

**2. Planning & Development/Kathy S. Holland**

**2019-0871 Ratification** of Plat approvals for August 1, 2019 through August 31, 2019.



**Public Hearing Agenda**  
**Tuesday, September 24, 2019 - 7:00 PM**  
**Page 9**

**IX. New Business**

**3. Transportation/Alan Chapman**

**2019-0908 Approval/authorization** to amend Chapter 98 of the Gwinnett County Code of Ordinances, by adding a new Article III, entitled "Small Wireless Facilities and Antennas Ordinance." Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**X. Comments from Audience**

**XI. Adjournment**