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## **Public Hearing Agenda**

### **Tuesday, October 22, 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:** October 15, 2019
- **Briefing 10:30 a.m.:** October 15, 2019
- **Informal Business Discussion 12:00 p.m.:** October 15, 2019
- **Executive Session:** October 15, 2019
- **Business Session:** October 15, 2019
- **Briefing 3:00 p.m.:** October 15, 2019

#### **V. Public Hearing - Old Business**

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

**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 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

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**V. 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 9/24/2019)(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 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

**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; Continuing Care, Retirement Community (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District 1/Brooks (Tabled on 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**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 a Continuing Care, Retirement Community (Buffer Reduction), 2500 Block of Meadow Church Road, 7.68 Acres. District 1/Brooks (Tabled on 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**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 (Tabled on 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/5/2019]

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**V. 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 9/24/2019)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**VI. Public Hearing - New Business**

**1. Change in Conditions**

**2019-0987 CIC2019-00018**, Applicants: Elsa Cely and Jairo Arriaga, Owners: Elsa Cely and Jairo Arriaga, Tax Parcel No. R7001 051, Change in Conditions of Zoning for Property Zoned R-75, 600 Block of Bethesda School Road and 600 Block of Sace Court, 1.05 Acres. District 4/Fosque[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2019-0988 CIC2019-00019**, Applicant: Hill Foley Rossi & Associates, Owner: Tiempos, LLC, Tax Parcel No. R5016 007A, Change in Conditions of Zoning for Property Zoned C-2, 400 Block of Bethesda School Road, 0.73 Acre. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2. Special Use Permit**

**2019-0413 SUP2019-00027**, Applicant: Barnabas Prison Ministry, Owner: Mike McGrath, Tax Parcel No. R5162 028, Application for a Special Use Permit in a R-100 Zoning District for a Re-entry Partnership Housing Facility, 3800 Block of Loganville Highway, 1.69 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

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**VI. Public Hearing - New Business**

**2. Special Use Permit**

**2019-0989 SUP2019-00068**, Applicant: Kathleen Kim, Owner: Korean Community Presbyterian Church, Tax Parcel No. R7119 007, Application for a Special Use Permit in an RA-200 and R-100 Zoning District for a Church Day Care Center, 2500 Block of Duluth Highway, 12.24 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2019-0990 SUP2019-00069**, Applicant: Arcade Design Corporation, Owner: Rodolfo A. Sixtos, Tax Parcel No. R7256 002, Application for a Special Use Permit in a C-2 Zoning District for Automotive Sales (Renewal), 600 Block of Buford Highway, 2.80 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/5/2019]

**2019-0991 SUP2019-00070**, Applicant: Veronica Ilenre, Owner: Veronica Ilenre, Tax Parcel No. R5052 023, Application for a Special Use Permit in an R-100 Zoning District for a Personal Care Home (Renewal), 400 Block of Patterson Road, 1.06 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2019-0992 SUP2019-00071**, Applicant: Reese Real Estate Development Partners, Owner: Ashbury 23, LLC, Tax Parcel No. R1001 787, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Sales and Storage, 3000 Block of Sardis Church Road, 3.86 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2019-0993 SUP2019-00072**, Applicant: David Lee (Of Steward Development, LLC), Owner: Steward Development, LLC, Tax Parcel No. R3007 204, Application for a Special Use Permit in an RA-200 Zoning District for a Special Events/Banquet Facility, 4700 Block of Spout Springs Road, 5.0 Acres. District 3/Hunter [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

**VI. Public Hearing - New Business**

**3. Rezoning**

**2019-0982 RZC2019-00016**, Applicant: 5LP Holding, LLC, Owner: 5LP Holding, LLC, Rezoning of Tax Parcel No. R6189 002A, R-75 to C-1; Convenience Store with Gas Pumps (Buffer Reduction), 5800 Block of Singleton Road and 1400 Block of Pirkle Road, 0.96 Acre. District 2/Ku[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/5/2019]

**2019-0983 RZC2019-00017**, Applicant: Kate Bell, Owner: C.E. Smith, Rezoning of Tax Parcel No. R7013 005, O-I to C-2; Bail Bonding Company, 800 Block of Hi Hope Road, 1.01 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0984 SUP2019-00073**, Applicant: Kate Bell, Owner: C.E. Smith, Tax Parcel No. R7013 005, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for a Bail Bonding Company, 800 Block of Hi Hope Road, 1.01 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2019-0985 RZM2019-00011**, Applicant: BH Affordable, LLC, Owners: Alcovy 316, LLC and Asher Benator, Rezoning of Tax Parcel Nos. R5239 002 and 009, RA-200, R-100 and MH to RM-13; Apartments, 1300 Block of Winder Highway, 15.09 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 11/5/2019]

**2019-0986 RZR2019-00019**, Applicant: Barbara Horrobin, Owner: Barbara Horrobin, Rezoning of Tax Parcel No. R7326 013, R-100 to RA-200; Residential Agricultural Uses, 5500 Block of Shadburn Ferry Road and 2300 Block of Shoal Creek Road, 7.43 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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

**2019-1032 Approval** of TSP2019-00005 to construct a 155 foot Telecommunication Tower with a 5 foot Lightning Rod (overall height of 155 feet). Location is 3105 Sweetwater Road. District 1/Brooks (Staff Recommendation: Approval with Conditions)

## **VI. Public Hearing - New Business**

### **4. Planning & Development/Kathy S. Holland**

**2019-0994 Approval of UDOA2019-00007** - An Amendment to the Unified Development Ordinance of Gwinnett County; Title 2 Land Use & Zoning, Section 230-130 Supplemental Use Standards, Subsection 230-130.3.JJ, to revise the Supplemental Use Standards governing Private Schools. Subject to approval as to form by the Law Department.[Planning Department Recommendation: Approve]  
[Planning Commission Recommendation: Approve]

**2019-1034 Approval/authorization** of an amendment to Chapter 18 of the Gwinnett County Code of Ordinances related to Businesses, deleting Division 4 in Article II, and Articles III, IV and VI, amending Divisions 1, 2, and 3 in Article II, and Articles V, VII through X, and XIII, and adopting a new work permit fee schedule.

## **VII. New Business**

### **1. Law Department/Michael P. Ludwiczak**

**2019-1120 Approval/authorization** for the Chairman to execute an Agreement consenting to a Deed to Secure Debt and Security Agreement to be delivered by Gwinnett Chamber of Commerce, Inc. (the "Chamber") to Oconee State Bank, in regard to a loan in the principal amount of Three Hundred and Fifty Thousand (\$350,000.00) Dollars, the said loan being secured by the Chamber's leasehold interest in 5.589 acres of land, more or less, Tax Parcel No. R7122 183, located at 6500 Sugarloaf Parkway, Duluth, Georgia, including authority to execute any and all documents necessary to complete the transaction. Subject to approval as to form by the Law Department.

**2019-1125 Approval/authorization** for the Chairman to execute a quitclaim deed to NGI-Berbank, LLC, releasing any interest in 2.711 acres of property located in Land Lot 147 of the 5th District, Lawrenceville, Georgia. This quitclaim deed is necessary in order to correct a mistaken conveyance of the property from NGI-Berbank, LLC to Gwinnett County. Subject to approval as to form by the Law Department.

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**VII. New Business**

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

**2019-0927 Approval** of WVR2019-00002 waiver from the Unified Development Ordinance for deceleration lane elimination along Five Forks Trickum Road. Applicant: Hill Foley Rossi & Associates, LLC, District 5, Land Lots 084, District 4/Fosque.

**2019-0928 Approval** of WVR2019-00003 waiver from the Unified Development Ordinance for deceleration lane elimination along Bethesda School Road. Applicant: Hill Foley Rossi & Associates, LLC, District 5, Land Lots 016, District 4/Fosque.

**2019-0995 Ratification** of Plat approvals for September 1, 2019 through September 30, 2019.

**VIII. Comments from Audience**

**IX. Adjournment**