



Public Hearing Agenda Tuesday, July 28, 2020 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

IV. Approval of Minutes:

- **Strategic Planning:** July 20, 2020
- **Work Session:** July 21, 2020
- **Informal Briefing 10:30 a.m.:** July 21, 2020
- **Informal Business Discussion 12:00 p.m.:** July 21, 2020
- **Executive Session:** July 21, 2020
- **Business Session:** July 21, 2020
- **Informal Business Discussion 3:00 p.m.:** July 21, 2020

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

2020-0453 UDOA2020-00001 - An amendment to the Unified Development Ordinance of Gwinnett County; Title 2 (Land Use & Zoning), Title 3 (Development & Permitting) and the Appendix; to create new residential zoning districts entitled R-100 OSC (Open Space Conservation District) and R-75 OSC (Open Space Conservation District). Subject to approval as to form by the Law Department. (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

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V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

2020-0454 UDOA2020-00002 - An amendment to the Unified Development Ordinance of Gwinnett County; Title 1 (Administration) and Title 2 (Land Use & Zoning) to revise The Standards and Requirements of the R-TH (Single-Family Residence Townhouse District). Subject to approval as to form by the Law Department. (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

2020-0361 CIC2020-00015, Applicant: Charles Askew, Owner: PDY Homes LLC, Tax Parcel No. R6126 001, Change in Conditions (Buffer Reduction) of Zoning for Property Zoned R-ZT, 80 Block of Lester Road, 2.02 Acres. District 2/Ku (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2020-0350 RZC2020-00009, Applicant: Stefan Nasui, Owner: Stefan Nasui, Rezoning of Tax Parcel No. R6259 001A, C-1 to C-2; Automobile Sales and Related Service, 2700 Block of East Mount Tabor Circle, 0.61 Acre. District 2/Ku (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2020-0351 SUP2020-00022, Applicant: Stefan Nasui, Owner: Stefan Nasui, Tax Parcel No. R6259 001A, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Sales and Related Service, 2700 Block of East Mount Tabor Circle, 0.61 Acre. District 2/Ku (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2020-0438 RZC2020-00012, Applicant: Sang Luong, Owner: Sang Luong, Rezoning of Tax Parcel No. R5016 004, R-75 to C-2; Commercial Retail Uses (Buffer Reduction), 2900 Block of Lawrenceville Highway, 4.59 Acres. District 2/Ku (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2020-0439 SUP2020-00026, Applicant: Sang Luong, Owner: Sang Luong, Tax Parcel No. R5016 004, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop (Buffer Reduction), 2900 Block of Lawrenceville Highway, 4.59 Acres. District 2/Ku (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2020-0440 RZC2020-00013, Applicant: Nabeel Memon, Owner: Annie Akmakjian, Rezoning of Tax Parcel No. R7054 114, O-I to C-2; Convenience Store and Retail with Fuel Pumps (Buffer Reduction), 1200 Block of Braselton Highway and 1200 Block of Old Fountain Road, 1.60 Acres. District 4/Fosque (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2020-0053 RZM2020-00003, Applicant: Action Technology Solutions, Owner: TM Harris, Rezoning of Tax Parcel No. R5019 014, M-1 to R-TH; Townhouses, 100 Block of Huff Drive, 10.84 Acres. District 4/Fosque (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny w/out Prejudice]

2020-0163 RZM2020-00005, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Timothy S. Landers, Rezoning of Tax Parcel No. R5138 014, C-1 to RM-24; Apartments, 500 Block of Webb Gin House Road, 13.23 Acres. District 3/Hunter (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0164 RZM2020-00009, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Timothy S. Landers, Rezoning of Tax Parcel No. R5138 014, C-1 to R-TH; Townhomes, 500 Block of Webb Gin House Road, 3.96 Acres. District 3/Hunter (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2020-0165 RZM2020-00006, Applicant: Commonwealth Development Corporation, Owner: Rockland Acquisitions, LLC, Rezoning of Tax Parcel Nos. R6010 004 and 061, R-100 and C-2 to RM-13; Apartments, 8000 Block of South Rockbridge Road, 18.37 Acres. District 3/Hunter (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

2020-0243 RZM2020-00007, Applicant: Edge City Properties, Inc., Owners: Phyllis Marie White, Mary Lee Brooks (Estate) and Hotel Motel Group USA, Inc. & Unity Realty Company Inc., Rezoning of Tax Parcel Nos. R6052 025, 027 and 243, R-ZT, O-I, and C-2 to R-TH; Townhouses, 2200 Block of Parkwood Road, 9.61 Acres. District 3/Hunter (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0357 RZM2020-00013, Applicant: Wood Partners, LLC, Owner: Joe M. Baggett, Jr. et al, Rezoning of Tax Parcel Nos. R5082 005 and 197, R-75 to RM-13; Apartments, 1300 Block of Lawrenceville Highway and 100 Block of Lawrenceville Suwanee Road, 23.97 Acres. District 4/Fosque (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

2020-0444 RZM2020-00015, Applicant: WP Group Acquisitions, LLC, Owner: Kenneth K. Turner, Rezoning of Tax Parcel Nos. R7207 008, 009 and 078, M-1 to RM-13; Apartments, 1700 Block of Peachtree Industrial Boulevard, 47.86 Acres. District 1/Brooks (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0447 RZR2020-00017, Applicant: Silver Hill Homes, Owner: ChristChurch of Suwanee PCA, Inc., Rezoning of Tax Parcel No. R7287 016, R-100 to R-60; Single-Family Subdivision, 4900 Block of Suwanee Dam Road and 5300 Block of Moore Road, 8.41 Acres. District 1/Brooks (Tabled on 6/23/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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VI. Public Hearing - New Business

1. Change in Conditions

2020-0622 CIC2020-00019, Applicant: Taylor Morrison of Georgia, Owner: Ghassan Sabbah, Tax Parcel Nos. R7037 004 and 005, Change in Conditions of Zoning for Property Zoned R-TH, 1100 Block of Oakland Road, 5.31 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0623 CIC2020-00020, Applicant: C&W 2019, LLC, Owner: Grayson Development, LLC, Tax Parcel No. R5156 268, Change in Conditions of Zoning for Property Zoned C-2, 2900 Block of Loganville Highway and 3000 Block of Oak Grove Road, 6.01 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2020-0624 SUP2020-00034, Applicant: C&W 2019, LLC, Owner: Grayson Development, LLC, Tax Parcel No. R5156 268, Application for a Special Use Permit in a C-2 Zoning District for a Self-Storage Facility (Climate Controlled), 2900 Block of Loganville Highway and 3000 Block of Oak Grove Road, 6.01 Acres. District 3/Hunter[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2020-0625 SUP2020-00029, Applicant: Annistown Road Baptist Church, Inc., Owner: Executive Committee ARBC, Inc., Tax Parcel No. R6027 122, Application for a Special Use Permit in a O-I Zoning District for a Day Care Center, 4500 Block of Annistown Road and 3000-3100 Blocks of Spain Road, 10.87 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0626 SUP2020-00030, Applicant: Hebron Baptist Church, Owner: Hebron Baptist Church, Tax Parcel No. R5274 001, Application for a Special Use Permit in a RA-200 Zoning District for a Group Home, 2100 Block of Fence Road, 23.86 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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2. Special Use Permit

2020-0627 SUP2020-00031, Applicant: Kimberly Woods, Owners: Randy and Wanda Keller, Tax Parcel No. R7257 388, Application for a Special Use Permit in a R-75 Zoning District for an Accessory Structure Exceeding Cumulative Total of 1,000 Square Feet, 1100 Block of Castleberry Drive, 2.06 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0628 SUP2020-00032, Applicant: Four Guys Seafood & Bar, Owner: Pleasant Hill Road Plaza, LLC, Tax Parcel No. R6204 030, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Storage, 1600 Block of Pleasant Hill Road, 8.70 Acres. District 1/Brooks[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/1/2020]

2020-0629 SUP2020-00033, Applicant: Robert Jackson Wilson, Owner: Vulcan Lands, Inc., Tax Parcel No. R6200 004, Application for a Special Use Permit in a M-2 Zoning District for an Asphalt Plant, 1700 Block of Willow Trail Parkway, 15.18 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

2020-0630 SUP2020-00035, Applicant: Angela Bailey, Owner: Angela Bailey, Tax Parcel No. R5065 026, Application for a Special Use Permit in a RA-200 Zoning District for a Family Personal Care Home, 3900 Block of Rosebud Road, 1.99 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0631 SUP2020-00036, Applicant: Taiseer Chowdhury, Owner: GA Circle 182, Tax Parcel No. R6194 278, Application for a Special Use Permit in a M-1 Zoning District for an Automobile Accessories Sales and Installation, 6300 Block of McDonough Drive, 8.31 Acres. District 2/Ku[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

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3. Rezonings

2020-0608 RZC2020-00015, Applicant: QuikTrip Corporation, Owner: QuikTrip Corporation, Rezoning of Tax Parcel No. R7146 027, RA-200 and C-2 to C-2; Convenience Store with Fuel Pumps, 2900 Block of Buford Drive, 2900 Block of Brandsmart Way and 2800 Block of Laurel Drive, 2.27 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0609 RZC2020-00017, Applicant: QuikTrip Corporation, Owner: QuikTrip Corporation, Rezoning of Tax Parcel No. R6195 095L, R-75, C-1 and C-2 to C-1; Convenience Store with Fuel Pumps, 5300 Block of Jimmy Carter Boulevard, 6200 Block of Joseph Way and 6200 Block of Hayes Drive, 3.37 Acres. District 2/Ku[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

2020-0610 RZM2020-00016, Applicant: O'Dwyer Properties, LLC, Owners: GAP-LCOM.LLC and Drew Briggs, LLC, Rezoning of Tax Parcel Nos. R7033 305 and R7034 099, OBP and R-100 to R-TH; Townhouses (Buffer Reduction), 1100 Block of Duluth Highway, 6.88 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0611 RZM2020-00017, Applicant: The Providence Group of Georgia, Owner: Wood Commerce Group, LLC, Rezoning of Tax Parcel No. R6180 001A, RA-200 to RM-13; Apartments, 3100 Block of Club Drive, 33.64 Acres. District 1/Brooks and District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

2020-0612 RZR2020-00023, Applicant: The Providence Group of Georgia, Owner: Wood Commerce Group, LLC, Rezoning of Tax Parcel No. R6180 001A, RA-200 to TND; Traditional Neighborhood Development, 3100 Block of Club Drive, 172.34 Acres. District 1/Brooks and District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

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3. Rezonings

2020-0613 RZM2020-00018, Applicant: Dorin Neacsu, Owner: Dorin Neacsu, Rezoning of Tax Parcel No. R7065 014, R-100 to R-TH; Townhouses, 500 Block of Russell Road, 2.88 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0614 RZM2020-00019, Applicant: GA Twenty Trailer, LLC, Owner: Ga Twenty Trailer, LLC, Rezoning of Tax Parcel No. R7028 010, MH and R-100 to R-TH; Townhouses (Buffer Reduction), 1000 Block of Buford Drive, 6.04 Acres. District 4/Fosque[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/4/2020]

2020-0615 RZR2020-00018, Applicant: Sohel Dhanani, Owner: Sohel Dhanani, Rezoning of Tax Parcel No. R7198 323, C-1 to R-75; Single-Family Residence, 1500 Block of Buford Highway, 1.85 Acres. District 1/Brooks[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0616 RZR2020-00019, Applicant: Darron Britt and Buddy Ray Johnson, Owner: Darron Britt and Buddy Ray Johnson, Rezoning of Tax Parcel Nos. R5196 002, 004 and R5220 002A, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 1000 Block of Ozora Road, 51.62 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0617 RZR2020-00020, Applicant: Mahaffey Pickens Tucker, LLP, Owner: VHewatt Investments, LLLP, Rezoning of Tax Parcel No. R5314 032, RA-200 to OSC; Single-Family Subdivision, 2700-2800 Blocks of Cammie Wages Road and 2300 Block of Masters Road, 41.78 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2020]

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3. Rezoning

2020-0618 RZR2020-00021, Applicant: Mahaffey Pickens Tucker, LLP, Owner: VHewatt Investments, LLLP, Rezoning of Tax Parcel No. R5314 030, RA-200 to OSC; Single-Family Subdivision, 2700-2800 Blocks of Cammie Wages Road, 45.27 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2020]

2020-0619 RZR2020-00022, Applicant: Corridor Development, Inc., Owner: Shreeji Properties LLC, Rezoning of Tax Parcel Nos. R3007 012 and 022, RA-200 to TND; Traditional Neighborhood Development, 2000 Block of Old Flowery Branch Road, 24.8 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 9/1/2020]

2020-0620 RZR2020-00024, Applicant: Steve Pennington, Owner: Steve Pennington, Rezoning of Tax Parcel Nos. R5272 003 and 012, R-SR to R-100; Single-Family Residences, 2000 Block of Hurricane Shoals Road, 14.60 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

2020-0621 RZR2020-00025, Applicant: Old Norcross Investments, Inc., Owner: P G Land, LLC, Rezoning of Tax Parcel Nos. R2003 029, 079, 089 and 093, RA-200 to TND; Traditional Neighborhood Development, 3700-3800 Blocks of Bailey Road and 100-200 Blocks of West Union Grove Circle, 35.00 Acres. District 3/Hunter[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 9/1/2020]

VII. Old Business

1. Commissioners

2020-0276 Approval to fill the unexpired term of Jim Nitkowski from the Gwinnett Historical Restoration and Preservation Board. Term expires December 31, 2020. District 1/Brooks (Tabled on 7/21/2020)

VII. Old Business

1. Commissioners

2020-0710 Approval of appointment to the Gwinnett Animal Control Hearing Board. Member serves a one-year term beginning August 1st of each year, and member may be removed by a majority vote of the Board of Commissioners at any time. Incumbent – Joseph Wilson. Chairman's Appointment (Tabled on 7/21/2020)

2. Community Services/Tina Fleming

2020-0669 Award BL053-20, Gwinnett History Campus improvements, to low bidder, Albion Scaccia Enterprises, LLC, amount not to exceed \$214,813.00. Contract to follow award. Subject to approval as to form by the Law Department. This contract is funded by various SPLOST Programs. (Tabled on 7/21/2020) (Staff Recommendation: Award)

VIII. New Business

1. County Administration

2020-0786 Ratification of employment agreement with Maria B. Woods, Deputy County Administrator and Chief Financial Officer, for recording purposes.

2020-0787 Ratification of employment agreement with Buffy J. Alexzulian, Director of Financial Services, for recording purposes.

2020-0788 Ratification of employment agreement with Vicki L. Casella, Director of Human Resources, for recording purposes.

2020-0789 Ratification of employment agreement with Dorothy A. Parks, Director of Information Technology Services and Chief Information Officer, for recording purposes.

2020-0790 Ratification of employment agreement with Michael B. West, Director of Police Services/Chief of Police, for recording purposes.

VIII. New Business

2. Planning & Development/Kathy S. Holland

2020-0632 Ratification of Plat approvals for June 01, 2020 through June 30, 2020.

3. Support Services/Angelia Parham

2020-0785 Approval/authorization for the Chairman to execute a Sublease Agreement between Gwinnett County, Georgia, and R.E. Michel Company, LLC, to lease office and warehouse space located at 825 Progress Center Avenue in Lawrenceville. Contract to follow. Subject to approval as to form by the Law Department.

IX. Comments from Audience

X. Adjournment