



Official
Public Hearing Minutes
Tuesday, August 25, 2020 - 7:00 PM
Present: Charlotte J. Nash, Jace Brooks, Marlene M. Fosque
Via Teleconference: Ben Ku, Tommy Hunter

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairman

III. Approval of Agenda

{Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

IV. Approval of Minutes

- **Work Session:** August 18, 2020
- **Briefing 10:30am:** August 18, 2020
- **Informal Business Discussion 12:00pm:** August 18, 2020
- **Executive Session:** August 18, 2020
- **Business Session:** August 18, 2020
{Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

V. Public Hearing - Old Business

1. Planning & Development/Kathy S. Holland

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: Approve with Conditions] {Action: Approved with Stipulations Motion: Brooks Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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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: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0433 RZC2020-00008, Applicant: MFT, LLC, Owners: MFT LLC, BHP Development, LLC, and Martha June Britt Revocable Living Trust, Rezoning of Tax Parcel Nos. R3002 044 and R3003 048, 104 and 171, RA-200 and R-75 MOD to C-2; Commercial Retail Uses (Buffer Reduction), 3800-4000 Blocks of Braselton Highway and 4100 Block of Spout Springs Road, 14.77 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0434 RZM2020-00012, Applicant: MFT, LLC, Owners: MFT LLC and BHP Development, LLC, Rezoning of Tax Parcel Nos. R3002 044 and R3003 171 and 104, RA-200 and R-75 MOD to RM-24; Apartments (Buffer Reduction), 3800-4000 Blocks of Braselton Highway and 4100 Block of Spout Springs Road, 16.96 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As TND][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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1. Planning & Development/Kathy S. Holland

2020-0435 RZR2020-00013, Applicant: MFT, LLC, Owners: MFT LLC and BHP Development, LLC, Rezoning of Tax Parcel No. R3002 044 and R3003 104, RA-200 and R-75 MOD to TND; Traditional Neighborhood Development (Buffer Reduction), 3800 Block of Braselton Highway, 46.19 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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 (Tabled on 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2020] {Action: Tabled Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0355 RZM2020-00010, Applicant: GA Land Development Partners, Owners: Karen Jane Strickland and Village at Mulberry Park, LLC, Rezoning of Tax Parcel Nos. R2001 028A, 415 and 417, RA-200, R-100 and R-100 MOD to R-TH; Townhouses, 3100 Block of Fence Road, 29.0 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0358 RZR2020-00012, Applicant: Action Technology Solutions, LLC, Owner: Suzan L. Adams, Rezoning of Tax Parcel No. R1002 128, RA-200 to R-60; Single-Family Subdivision, 2500 Block of Doc Hughes Road, 14.44 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-75][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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1. Planning & Development/Kathy S. Holland

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 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/1/2020] {Action: Tabled Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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: Approve with Conditions] {Action: Approved with Change Motion: Brooks Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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 (Tabled on 8/25/2020)(Tabled to 9/22/2020)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 9/1/2020] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2020-0755 CIC2020-00021, Applicant: Mangal Real Estate Holding, LLC, Owner: Mangal Real Estate Holding, LLC, Tax Parcel No. R6087 002, Change in Conditions of Zoning for Property Zoned C-2, 3000 Block of Five Forks Trickum Road and 900 Block of Oak Road, 1.11 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0756 CIC2020-00022, Applicant: Tammy Smith, Owner: Tammy Smith, Tax Parcel No. R5126 119, Change in Conditions of Zoning for Property Zoned C-2, 3400 Block of Diversified Drive, 0.67 Acre. District 3/Hunter [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0757 SUP2020-00040, Applicant: Tammy Smith, Owner: Tammy Smith, Tax Parcel No. R5126 119, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Storage, 3400 Block of Diversified Drive, 0.67 Acre. District 3/Hunter [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2. Special Use Permit

2020-0174 SUP2020-00010, Applicant: Recovery Foundations Inc., Owner: Frank Darius, Tax Parcel No. R5018 006A, Application for a Special Use Permit in a C-2 Zoning District for a Residential Rehabilitation Center, 2400 Block of Lawrenceville Highway, 0.27 Acre. District 4/Fosque [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Denied Motion: Fosque Second: Nash Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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2. Special Use Permit

2020-0758 SUP2020-00037, Applicant: Fatih Aydin, Owner: L and T Family, LLC, Tax Parcel No. R7176 070, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo and Body Piercing Parlor (Renewal), 1800 Block of Mall of Georgia Boulevard and 3100 Block of Buford Drive, 1.92 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0759 SUP2020-00038, Applicant: Anita Paulette Froelich, Owner: Anita Paulette Froelich, Tax Parcel No. R7028A127, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor (Renewal), 500 Block of Braselton Highway and 500 Block of Allen Drive, 0.43 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0760 SUP2020-00039, Applicant: Aldo Sixtos, Owner: Kun Han Kim, Tax Parcel No. R5018 254, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales (Renewal), 2500 Block of Lawrenceville Highway, 1.0 Acres. District 4/Fosque [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Ku Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0761 SUP2020-00041, Applicant: Just In Time Logistics, Inc., Owner: Triad-Westervelt Gwinnett Progress Center, LLC, Tax Parcel No. R7015 165, Application for a Special Use Permit in a M-1 Zoning District for Trucking and Hauling, 1400 Block of Progress Industrial Boulevard, 5.2 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

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2. Special Use Permit

2020-0762 SUP2020-00042, Applicant: Just In Time Logistics, Inc., Owner: Triad-Westervelt Gwinnett Progress Center, LLC, Tax Parcel No. R7015 165, Application for a Special Use Permit in a M-1 Zoning District for a Truck Fleet Maintenance Shop, 1400 Block of Progress Industrial Boulevard, 5.2 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

3. Rezonings

2020-0751 RZM2020-00020, Applicant: Southeast Capital Companies, LLC, Owners: Gloria Rollins Still, Still Lake Nursery, Inc., Grid Properties, LLC and Young Men's Christian Association, Rezoning of Tax Parcel Nos. R5108 002, 014, 016 and 077, C-2 and RM to RM-24; Apartments, 700 Block of Scenic Highway and 600 Block of Old Scenic Highway, 20.18 Acres. District 3/Hunter (Tabled on 8/25/2020)(Tabled to 9/22/2020) (Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 9/2/2020] {Action: Tabled Motion: Hunter Second: Ku Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0752 RZR2020-00026, Applicant: Ridgeline Land Planning, Inc., Owner: Archwood, LLC, Rezoning of Tax Parcel Nos. R5165 001 & 002, R-100 to OSC; Open-Space Conservation Subdivision, 200 Block of Ozora Road, 22.45 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0753 RZR2020-00027, Applicant: Justin Brady, Owner: Justin and Mikelle Brady, Rezoning of Tax Parcel Nos. R5089 016, 020, 070 and 072, R-100 and TND to OSC; Open-Space Conservation Subdivision, 1200 Block of Lakeview Road, 46.34 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VI. Public Hearing - New Business

3. Rezoning

2020-0754 RZR2020-00028, Applicant: Justin Brady, Owner: Justin and Mikelle Brady, Rezoning of Tax Parcel Nos. R5089 006, 016, 018 and 020, TND to R-100; Single-Family Subdivision, 1300 Block of Lakeview Road, 4.25 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Hunter Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VII. Old Business

1. Commissioners

2020-0146 Approval to fill the unexpired term of Brad Cox from the Gwinnett County Stormwater Authority, Seat 1. Term expires December 31, 2021. District 1/Brooks - Appoint Rich Edinger {Action: Approved Motion: Brooks Second: Hunter Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VIII. New Business

1. Law Department/Michael P. Ludwiczak

2020-0871 Approval/authorization of an Intergovernmental Agreement between Gwinnett County and the City of Doraville for the provision of inspection and permitting services on property located at 6945 Button Gwinnett Drive, Tax Parcel Nos. R6219 003C and R6219 003A in Gwinnett County and located at 4600 Northeast Expressway, Tax Parcel Nos. 18 317 01 001 and 18 317 01 002 in DeKalb County within the City of Doraville. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

VIII. New Business

1. Law Department/Michael P. Ludwiczak

2020-0872 Approval/authorization of an Intergovernmental Agreement between Gwinnett County, the Gwinnett County Water and Sewerage Authority, and DeKalb County for the provision of water and sewer services to property located at 6945 Button Gwinnett Drive, Tax Parcel Nos. R6219 003C and R6219 003A in Gwinnett County and located at 4600 Northeast Expressway, Tax Parcel Nos. 18 317 01 001 and 18 317 01 002 in DeKalb County. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0875 Approval/authorization of an Intergovernmental Agreement between Gwinnett County and DeKalb County for the provision of Fire and Emergency Medical Services to property located 6945 Button Gwinnett Drive, Tax Parcel Nos. R6219 003C and R6219 003A in Gwinnett County and located at 4600 Northeast Expressway, Tax Parcel Nos. 18 317 01 001 and 18 317 01 002 in DeKalb County. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2020-0877 Approval/authorization for the Chairman to execute any and all documents necessary to release a 40-foot wide drainage easement on property located between Ponce De Leon Circle and Button Gwinnett Drive. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Brooks Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

2. Planning & Development/Kathy S. Holland

2020-0763 Ratification of Plat approvals for July 1, 2020 through July 31, 2020. {Action: Approved Motion: Brooks Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

IX. Comments from Audience

X. Adjournment

{Action: Adjourn Motion: Ku Second: Fosque Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}