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## **Public Hearing Agenda**

### **Tuesday, September 22, 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:**

- **Work Session:** September 15, 2020
- **Briefing 10:30 a.m.:** September 15, 2020
- **Informal Business Discussion 12:00 p.m.:** September 15, 2020
- **Executive Session:** September 15, 2020
- **Business Session:** September 15, 2020
- **Informal Business Discussion 3:00 p.m.:** September 15, 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 7/28/2020) (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 7/28/2020) (Public hearing was not held)[Planning Department Recommendation: Approve][Planning Commission Recommendation: Approve]

**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 (Tabled on 7/28/2020) (Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As TND][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

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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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**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 [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

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

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**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)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny w/out Prejudice]

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

**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) (Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**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 Snellville Highway, 20.18 Acres. District 3/Hunter (Tabled on 8/25/2020)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**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)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As R-75][Planning Commission Recommendation: Approve with Conditions As - R-75]

**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 (Tabled on 7/28/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny w/out Prejudice]

**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 (Tabled on 7/28/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny w/out Prejudice]

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

**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 (Tabled on 7/28/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Approve with Conditions As - TND]

**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 (Tabled on 7/28/2020)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**VI. Public Hearing - New Business**

**1. Support Services/Angelia Parham**

**2020-0888 Approval/authorization** for the Chairman to execute any and all documents necessary to abandon, declare as surplus, and authorize disposition of 11,061 square feet (0.25 acre) of right-of-way formerly used as a public road known as Laurel Drive, located in Land Lot 146 of the 7th Land District, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

**2. Change in Conditions**

**2020-0824 CIC2020-00023**, Applicant: 1630 PIB, LLC, Owner: 1630 PIB, LLC, Tax Parcel No. R7207 085, Change in Conditions of Zoning for Property Zoned RM-24, 1600 Block of Peachtree Industrial Boulevard, 16.07 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

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**2. Change in Conditions**

**2020-0836 CIC2020-00024**, Applicant: Lenora Ventures, LLC, Owner: Lenora Ventures, LLC, Tax Parcel No. R5064 007, Change in Conditions of Zoning for Property Zoned R-100, 1900 Block of Lenora Road, 4100 Block of Pate Road, and 4200 Block of Gresham Road, 34.29 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**3. Special Use Permit**

**2020-0826 SUP2020-00043**, Applicant: Liliana Diaz, Owner: Dalu Management, LLC, Tax Parcel No. R6156 155, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Repair Shop (Renewal), 800 Block of Pleasant Hill Road, 0.35 Acre. District 1/Brooks [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0827 SUP2020-00045**, Applicant: Babayemi Orimogunje, Owner: Yetunde Orimogunje, Tax Parcel No. R6015 139, Application for a Special Use Permit in a R-100 Zoning District for Family Personal Care Home (Renewal), 3300 Block of Centerville Rosebud Road, 1.71 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**2020-0828 SUP2020-00047**, Applicant: MM Parker Court Associates, LLC, Owner: MM Parker Court Associates, LLC, Tax Parcel No. R6062 252, Application for a Special Use Permit in a M-1 Zoning District for Pet Boarding (Kennel) with Outdoor Runs, 1800 Block of Parker Court, 1.13 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0829 SUP2020-00049**, Applicant: Justin Englert, Owner: Justin Englert, Tax Parcel No. R7338 040, Application for a Special Use Permit in a R-100 Zoning District for an Accessory Structure Exceeding Cumulative Total of 1,000 Square Feet, 600 Block of Riverside Road, 8.02 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

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**3. Special Use Permit**

**2020-0830 SUP2020-00052**, Applicant: Empire Transportation, Owner: Cruse Crossing Partners, LLC, Tax Parcel No. R7038 032, Application for a Special Use Permit in a C-2 Zoning District for Medical Transport (Renewal), 900 Block of Herrington Road and 2700 Block of Cruse Road, 11.89 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**2020-0837 SUP2020-00044**, Applicant: Martha E. Chacon, Owner: Cared by Sisters, LLC, Tax Parcel No. R6114 015, Application for a Special Use Permit in a R-100 Zoning District for Family Personal Care Home (Renewal), 500 Block of Rockbridge Road, 1.18 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0838 SUP2020-00046**, Applicant: Carla Bedford-Dixon, MD, Owner: Tony T. Samples, Tax Parcel No. R5253 037, Application for a Special Use Permit in a R-100 Zoning District for Family Personal Care Home, 3000 Block of Callie Still Road, 4.99 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny]

**2020-0840 SUP2020-00050**, Applicant: Eduardo Castillo Peraita, Owner: Nasser Ali Al-Ansai, Tax Parcel Nos. R5177 033 and 034, Application for a Special Use Permit in a M-1 Zoning District for a Truck Fleet Maintenance Shop, 500 Block of Hurricane Shoals Road, 1.74 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**4. Rezonings**

**2020-0831 RZC2020-00019**, Applicant: Mark Davis, Owner: Mark Davis, Rezoning of Tax Parcel Nos. R5159 013 and 014, R-100 to O-I; Professional Office (Buffer Reduction), 300 Block of Skyland Drive and 300 Block of Athens Highway, 0.95 Acre. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2020-0842 RZC2020-00018**, Applicant: Thomas M. Linder, Jr., Owner: Jan M. Linder, Rezoning of Tax Parcel No. R6030 276, C-1 to C-2; Self-Storage Facility, 3200 Block of Centerville Highway, 2.07 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/6/2020]

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**4. Rezoning**

**2020-0843 SUP2020-00051**, Applicant: Thomas M. Linder, Jr., Owner: Jan M. Linder, Tax Parcel No. R6030 276, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for a Self-Storage Facility, 3200 Block of Centerville Highway, 2.07 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**2020-0832 RZM2020-00022**, Applicant: Proterra Development, LLC, Owner: Proterra Development, LLC, Rezoning of Tax Parcel No. R6144 517, R-75 to R-TH; Townhouses, 400 Block of Mimosa Drive and 6000 Block of Firefly Court, 2.29 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0833 RZM2020-00024**, Applicant: Related Development, LLC, Owner: I85/GA 20 Ventures, Inc., Rezoning of Tax Parcel No. R7145 077, C-2 to RM-24; Apartments, 1500 Block of Laurel Crossing Parkway, 16.37 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0834 RZM2020-00029**, Applicant: Revive Land Group, Owners: Sherri Denise Brown Trust, Sheila Brown Croft, Mary June Edwards and Jerry Masters, Rezoning of Tax Parcel Nos. R7178 002, 005, 018 and 784, RA-200 and R-TH to R-TH; Townhouses, 3000 Block of Gravel Springs Road and 3000 Block of Brockenhurst Drive, 20.21 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0844 RZM2020-00021**, Applicant: Autumn Road Ventures, LLC, Owner: Donald Burdette and Michael Burdette, Trustee of the Burdette Family Trust, Rezoning of Tax Parcel No. R6231 008, R-75 to R-TH; Townhouses, 3800 Block of Old Norcross Road, 5.85 Acres. District 1/Brooks [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]



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**4. Rezoning**

**2020-0845 RZM2020-00023**, Applicant: Core Development Group, LLC, Owners: Deborah Joyce Adams and G.F. Hunter, Rezoning of Tax Parcel Nos. R7066 002 and 014, R-75 and R-100 to R-TH; Townhouses, 500 Block of Russell Road, 8.51 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0846 RZR2020-00031**, Applicant: Core Development Group, LLC, Owner: Deborah Joyce Adams, Rezoning of Tax Parcel No. R7066 002, R-100 to R-60; Single-Family Subdivision, 500 Block of Russell Road, 12.19 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice]

**2020-0847 RZM2020-00025**, Applicant: Ridgeline Land Planning, Inc., Owner: Gracepointe Nazarene Church, Rezoning of Tax Parcel No. R5124 032, R-100 to RM-13; Apartments, 2800 Block of Rosebud Road, 25.37 Acres. District 3/Hunter [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny]

**2020-0848 RZM2020-00028**, Applicant: The Residential Group, LLC, Owners: Samuel A. and William Martin, Rezoning of Tax Parcel No. R7011 011, R-TH and C-2 to RM-24; Apartments, 200 Block of Lendon Connector, 18.0 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0835 RZR2020-00030**, Applicant: Cooper South, LLC, Owners: Charles Williams Nix, Kenneth Alan Redmond and James E. Nix, Jr., Rezoning of Tax Parcel Nos. R5133 005, 011 & 030, R-SR to TND; Traditional Neighborhood Development, 300 Block of Cooper Road and 500 Block of Hope Hollow Road, 67.95 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions]

**2020-0849 RZR2020-00029**, Applicant: Embry Development Company, LLC, Owners: Mary Johnson Pharr and Joel Pharr, Executor of the Estate of Leighton D. Pharr., Rezoning of Tax Parcel Nos. R7104 009 and 018, R-100 to TND; Traditional Neighborhood Development, 1300 Block of Old Peachtree Road, 27.68 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

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**VI. Public Hearing - New Business**

**4. Rezoning**

**2020-0850 RZR2020-00032**, Applicant: Capkey Real Estate Advisors, Owner: Halpern Enterprises, Inc., Rezoning of Tax Parcel No. 4336 189, C-2 and O-I to TND; Traditional Neighborhood Development, 3600 Block of Lee Road and 4600 Block of Mink Livsey Road, 29.88 Acres. District 3/Hunter [Planning Department Recommendation: Approve with Conditions As OSC][Planning Commission Recommendation: Tabled - Date: 10/6/2020]

**VII. Old Business**

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

**2020-0920 Approval/authorization** for the Chairman to execute an Intergovernmental Agreement with the City of Suwanee to acquire 2.0 acres of property, more or less, for a new Fire Station 13, including authorization to execute any and all documents necessary to complete the transaction. Subject to approval as to form by the Law Department. (Tabled on 9/15/2020)

**VIII. New Business**

**1. Financial Services/Buffy Alexzulian**

**2020-0923 Approval/authorization** of a Supplemental Resolution approving the issuance of the Development Authority of Gwinnett County's Refunding Revenue Bonds (Gwinnett Center Projects), Federally Taxable Series 2020A and the Development Authority of Gwinnett County's Revenue Bonds (Gwinnett Center Projects), Federally Taxable Series 2020B for the purpose of financing and refinancing the costs of acquiring, constructing and installing certain expansions and improvements to Gwinnett Center; authorizing the execution and delivery of an Intergovernmental Contract between Gwinnett County and the Development Authority relating to the Series 2020 Bonds; and for other related purposes.

## **VIII. New Business**

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

**2020-0902 Approval/authorization** of a Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Authority of Gwinnett County for the benefit of River's Edge Dacula, LP in an aggregate principal amount not to exceed \$28,000,000.00 to assist in the financing of the acquisition, construction and equipping of a multifamily housing project located at 1395 Winder Highway. The Bonds do not constitute an indebtedness or obligation of Gwinnett County. Subject to approval as to form by the Law Department.

**2020-0942 Approval/authorization** of a Resolution approving the issuance of Multifamily Housing Revenue Bonds by the Housing Authority of Gwinnett County for the benefit of Pedcor Investments-2017-CLXVI, L.P. in an aggregate principal amount not to exceed \$36,000,000.00 to assist in the financing of the acquisition, construction and equipping of a multifamily housing project located at the 1300 and 1400 Blocks of Laurel Crossing Parkway, N.E. The Bonds do not constitute an indebtedness or obligation of Gwinnett County. Subject to approval as to form by the Law Department.

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

**2020-0851 Ratification** of Plat approvals for August 1, 2020 through August 31, 2020.

### **4. Police Services/Brett West**

**2020-0917 Award RP013-19**, provision and implementation of a Police Situational Awareness and Crime Response Center (SACRC) solution on a multi-year contract, to the highest scoring firm, International Business Machines Corporation. The initial term of this contract shall be October 1, 2020 through December 31, 2020, amount not to exceed \$2,108,794.00. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years and three (3) months, total amount not to exceed \$8,610,928.00 (negotiated cost savings of approximately \$4,000,000.00). Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

## **IX. Comments from Audience**

## **X. Adjournment**