



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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Nicole L. Hendrickson, Chairwoman
Kirkland Dion Carden, District 1
Ben Ku, District 2
Jasper Watkins III, District 3
Marlene M. Fosque, District 4

Public Hearing Agenda
Tuesday, January 26, 2021 - 7:00 PM

I. Call To Order, Pledge to Flag

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Invocation:** January 19, 2021
- **Work Session:** January 19, 2021
- **Briefing 10:30 a.m.:** January 19, 2021
- **Informal Business Discussion 12:00 p.m.:** January 19, 2021
- **Executive Session:** January 19, 2021
- **Business Session:** January 19, 2021
- **Special Called Informal Public Hearing Orientation:** January 20, 2021

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

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1. Planning & Development/Susan Canon

2020-1045 CIC2020-00029, Applicant: Geosam Capital US Georgia, LLC, Owner: Geosam Capital US Georgia, LLC, Tax Parcel No. R5247 019, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned R-100 CSO, 1600 Block of Brooks Road, 29.98 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

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/Carden (Tabled on 11/17/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2020-1206 SUP2020-00062, Applicant: Roan Fennell, Owner: Roan Fennell, Tax Parcel No. R5071 012, Application for a Special Use Permit in a R-100 Zoning District for a Family Personal Care Home, 2100 Block of Ridgedale Drive, 1.01 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice]

2020-1207 SUP2020-00064, Applicant: Ashley Ramsey, Owner: Mitesh Patel, Tax Parcel No. R5002 015, Application for a Special Use Permit in a R-100 Zoning District for a Group Home, 3800 Block of Lenora Church Road, 2.0 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1217 RZC2020-00027, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Rezoning of Tax Parcel Nos. R3006 005 and 050, RA-200 to O-I; Retirement Community (Independent Living), 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Susan Canon

2020-1218 SUP2020-00067, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Tax Parcel Nos. R3006 005 and 050, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Retirement Community (Independent Living), 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1219 SUP2020-00068, Applicant: VDC Development Group, LLC, Owner: Julius William Davis, Jr., Tax Parcel Nos. R3006 005 and 050, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase, 6100 Block of Thompson Mill Road, 24.35 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1220 RZC2020-00028, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Rezoning of Tax Parcel No. R3006 009A, RA-200 to O-I; Retirement Community (Independent Living), 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1221 SUP2020-00069, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 009A, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Retirement Community (Independent Living), 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1222 SUP2020-00070, Applicant: VDC Development Group, LLC, Owner: VDC Development Group, LLC, Tax Parcel No. R3006 009A, Application for a Special Use Permit in an O-I (Proposed) Zoning District for Building Height Increase, 6000 Block of Thompson Mill Road, 6.61 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Susan Canon

2020-1209 RZC2020-00026, Applicant: Virginia Pines Investments, LLC, Owners: Virginia Pines Investments, LLC, Carla Applegate and Melvin Landress, Rezoning of Tax Parcel Nos. R3007 033 and 198, RA-200 to C-2; Automobile, Truck or Vehicle Storage Lot (Buffer Reduction), 4600-4700 Blocks of Spout Springs Road, 10.00 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1210 SUP2020-00066, Applicant: Virginia Pines Investments, LLC, Owners: Virginia Pines Investments, LLC, Carla Applegate and Melvin Landress, Tax Parcel Nos. R3007 033 and 198, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile, Truck or Vehicle Storage Lot (Buffer Reduction), 4600-4700 Blocks of Spout Springs Road, 10.00 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1212 RZM2020-00038, Applicant: Core Property Capital, Owner: Free Chapel Worship Center, Inc., Rezoning of Tax Parcel Nos. R7144 008 and R7177 164, O-I and C-2 to RM-24; Apartments, 2500 Block of Mall of Georgia Boulevard and 1800 Block of Appaloosa Lane, 12.45 Acres. District 4/Fosque (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2020-1213 RZM2020-00039, Applicant: Core Property Capital, Owner: Free Chapel Worship Center, Inc., Rezoning of Tax Parcel No. R7144 034, O-I to RM-24; Apartments, 1800 Block of Appaloosa Lane, 3.74 Acres. District 4/Fosque (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2020-1223 RZM2020-00035, Applicant: Manor Restorations, LLC, Owner: Legacy State Bank, Inc., Rezoning of Tax Parcel Nos. R4321 002 and 500, C-1 to R-TH; Townhouses (Buffer Reduction), 3500 Block of Lee Road, 4500 Block of Rosebud Drive and 4500 Block of Mink Livsey Road, 8.22 Acres. District 3/Watkins (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2020-1224 RZM2020-00036, Applicant: Walker Anderson Homes, LLC, Owners: Myron B. and Linda A. Baynes, Rezoning of Tax Parcel Nos. R7166 045, 057 & 065, R-100 to R-TH; Townhouses (Buffer Reduction), 3200 Block of Suwanee Creek Road, 4.2 Acres. District 1/Carden (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2020-0985 RZR2020-00036, Applicant: Brand Properties, LLC, Owner: Pointebrand III, LLC, Rezoning of Tax Parcel Nos. R7172 009 and 019, R7149 011B and R7173 004, R-ZT, O-I and M-1 to TND; Traditional Neighborhood Development, 3000 Block of Spriggs Road, 38.41 Acres. District 1/Carden (Tabled on 12/15/2020) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2020-1068 RZR2020-00045, Applicant: McKinley Homes US, LLC, Owners: Hammett Bend, LLC, Mary Ann Kenerly and Edward A. Grove, Rezoning of Tax Parcel Nos. R6130A099, 127, 204 and 208, R-75 and O-I to OSC; Open Space Conservation Subdivision, 200 Block of Hammett Road and 3200 Block of Sir Gregory Manor, 45.82 Acres. District 2/Ku (Tabled on 12/15/2020) (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

2021-0036 CIC2021-00001, Applicant: Carole Valentin, Owner: Carole Valentin, Tax Parcel No. R5129 032, Change in Conditions of Zoning for Property Zoned R-100, 5200 Block of Lake Carlton Road, 1.96 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-0037 CIC2021-00002, Applicant: Latin Realty & Management, Owner: Latin Realty & Management, Tax Parcel No. R7001 009, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned O-I, 2800 Block of Cruse Road, 0.59 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2021-0038 SUP2021-00001, Applicant: Andrew Thomas, Owner: Governors Place LLC, Tax Parcel No. R6132 044, Application for a Special Use Permit in a M-1 Zoning District for Towing/Wrecker Service and Automobile Repair Shop (Renewal), 4100 Block of Arcadia Industrial Circle, 0.91 Acre. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2021-0039 SUP2021-00002, Applicant: Carla Ortiz, Owners: Carla and Jose Ortiz, Tax Parcel No. R6021 202, Application for a Special Use Permit in a R-100 Zoning District for an Accessory Structure Exceeding the Cumulative Total of 1,000 Square Feet, 3400 Block of Johnson Drive and 3700 Block of Spain Road, 3.74 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-0041 SUP2021-00004, Applicant: Donald Drummonds, Owner: Donald Drummonds, Tax Parcel No. R7318 028, Application for a Special Use Permit in a R-100 Zoning District for an Accessory Structure Exceeding the Cumulative Total of 1,000 Square Feet, 200 Block of Johnson Road, 6.93 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

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VI. Public Hearing - New Business

3. Rezoning

2021-0042 RZC2021-00001, Applicant: READ Holding, LLC, Owner: READ-Norcross, LLC, Rezoning of Tax Parcel Nos. R6201 007A and 051, M-1 to M-2; Solid Waste Transfer Station, 1500 Block of Beaver Ruin Road, 7.90 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2021-0043 SUP2021-00003, Applicant: READ Holding, LLC, Owner: READ-Norcross, LLC, Tax Parcel Nos. R6201 007A and 051, Application for a Special Use Permit in a M-2 (Proposed) Zoning District for a Solid Waste Transfer Station, 1500 Block of Beaver Ruin Road, 7.90 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2021-0044 RZC2021-00002, Applicant: Altha Remy, Owner: Altha Remy, Rezoning of Tax Parcel No. R6028 002, R-100 to C-1; Antique Shop (Buffer Reduction), 4300 Block of Annistown Road and 3100 Block of Hidden Bluff Trail, 0.75 Acre. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-0045 RZC2021-00003, Applicant: Atlantis Arnold Rd, LLC, Owner: Atlantis Arnold Rd, LLC, Rezoning of Tax Parcel Nos. R5047 003 and 949, RM-8 and C-1 to C-2; Restaurant with Drive Thru, 2100 Block of Lawrenceville Highway and 100 Block of Arnold Road, 1.25 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2021-0046 RZM2021-00001, Applicant: LDG Development, LLC, Owners: Halpar, Inc. and Gann Enterprises, Inc., Rezoning of Tax Parcel Nos. R5182 004 and 012, R-100 to RM-24; Apartments, 1100-1200 Blocks of New Hope Road and 1200 Block of Sugarloaf Parkway, 16.99 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

2021-0047 RZR2021-00001, Applicant: Amazing Home Constructions, LLC, Owner: Amazing Home Constructions, LLC, Rezoning of Tax Parcel No. R5314 014, RA-200 to R-100; Single-Family Subdivision, 3400 Block of New Hope Road, 19.53 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/2/2021]

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VI. Public Hearing - New Business

3. Rezonings

2021-0048 RZR2021-00002, Applicant: BBC Investment Group, LLC, Owners: Runnell H. Allen Rev. Trust and AB Trust, LLC, Rezoning of Tax Parcel Nos. R7351 011 and 012, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 1700 Block of Buford Dam Road, 32.92 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions As OSC] [Planning Commission Recommendation: Approve with Conditions As - OSC]

VII. New Business

1. Planning & Development/Susan Canon

2021-0107 Ratification of Plat Approvals for December 1, 2020, through December 31, 2020.

VIII. Comments from Audience

IX. Adjournment