



## **Public Hearing Agenda Tuesday, March 23, 2021 - 7:00 PM**

### **I. Call To Order, Moment of Silence, Pledge to Flag**

### **II. Opening Remarks by Chairwoman**

### **III. Approval of Agenda**

### **IV. Approval of Minutes:**

- **Invocation 9:45 a.m.:** March 16, 2021
- **Work Session:** March 16, 2021
- **Briefing 10:30 a.m.:** March 16, 2021
- **Informal Business Discussion 12:00 p.m.:** March 16, 2021
- **Executive Session:** March 16, 2021
- **Business Session:** March 16, 2021
- **Briefing 3:00 p.m.:** March 16, 2021

### **V. Announcements:**

- **Proclamation:** American Red Cross Month, March 2021
- **Proclamation:** Celebrating Bryan Shepherd's Contributions to our Community
- **Proclamation:** Commemorating the Life and Contributions of Jere Johnson

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**VI. 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 1/26/2021) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

**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 (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0187 RZC2021-00004**, Applicant: Mare Properties, LLC, Owner: Mare Properties, LLC, Rezoning of Tax Parcel No. R6204 004, RM to C-1; Convenience Store w/Fuel Pumps (Buffer Reduction), 3400 Block of Sweetwater Road and 3400 Block of Sweetwater Club Drive, 1.63 Acres. District 1/Carden (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

**2021-0188 RZC2021-00005**, Applicant: 27th Group Properties, LLC, Owner: New Saigon Plaza, LLC, Rezoning of Tax Parcel No. R6169 008A, O-I to C-1; Convenience Store w/Fuel Pumps, 4700 Block of Jimmy Carter Boulevard, 2.85 Acres. District 2/Ku (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0189 RZC2021-00006**, Applicant: Civil Consulting Engineers, Inc., Owners: Loyd Bennie Mitchell and Linda M. Eidson, Rezoning of Tax Parcel No. R6028 001, R-100 to C-1; Convenience Store w/Fuel Pumps, 4200 Block of Annistown Road and 3300 Block of Johnson Drive, 2.91 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

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**1. Planning & Development/Susan Canon**

**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 (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0190 RZM2021-00002**, Applicant: Retail Planning Corporation, Owners: Henry Jackson Lester, et al. and Joan Carolyn Livsey et al., Rezoning of Tax Parcel Nos. R5162 050 and R5163 012, RA-200 and R-100 to RM-13; Apartments (Buffer Reduction), 3600 Block of Loganville Highway, 21.33 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0192 RZR2021-00003**, Applicant: Retail Planning Corporation, Owner: Joan Carolyn Livsey et al., Rezoning of Tax Parcel No. R5163 012, R-100 to TND; Traditional Neighborhood Development (Buffer Reduction), 200 Block of Hoke O'Kelly Mill Road, 20.68 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0193 RZM2021-00004**, Applicant: Senior Design Group, LLC, Owner: Artisan Capital Investments, LLC, Rezoning of Tax Parcel Nos. R5081 246, 519 and R7006 017, R-75 to R-TH; Townhouses, 1300 Block of Old Norcross Road and 1300 Block of Hillandale Road, 8.31 Acres. District 4/Fosque (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0194 RZM2021-00005**, Applicant: Senior Design Group, LLC, Owner: Evangel Community Church of the Asem, Rezoning of Tax Parcel No. R6019 007B, R-100 to R-TH; Townhouses (Buffer Reduction), 3800 Block of Centerville Rosebud Road, 4.09 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

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**VI. Public Hearing - Old Business**

**1. Planning & Development/Susan Canon**

**2021-0195 RZM2021-00006**, Applicant: CKK Development Services, Owner: Jeffrey C. Threat, Rezoning of Tax Parcel No. R5162 035, R-100 to R-TH; Townhouses (Buffer Reduction), 3700 Block of Loganville Highway and 3700 Block of Bay Creek Road, 13.32 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**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 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0196 RZR2021-00004**, Applicant: Marley Construction, LLC, Owner: Diana Delatour, Rezoning of Tax Parcel No. R5266 005A, RA-200 to R-75; Single-Family Subdivision, 1300 Block of Ewing Chapel Road, 17.32 Acres. District 3/Watkins (Tabled on 2/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Approve with Conditions As - R-100]

**VII. Public Hearing - New Business**

**1. Transportation/Lewis Cooksey**

**2021-0404 Approval** of incorporation into the Gwinnett County Speed Hump Program Wydella Road. Total estimated cost is \$15,479.69. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval)

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**2. Change in Conditions**

**2021-0304 CIC2021-00004**, Applicant: Scenic Capital, LLC, Owner: Scenic Capital, LLC, Tax Parcel Nos. R5086 700 and R5087 707, Change in Conditions of Zoning for Property Zoned C-2, 1100 Block of Scenic Highway, 2.66 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0305 CIC2021-00005**, Applicant: DRB Group Georgia, LLC, Owners: Estate of Martha Peevy c/o Mark Peevy, Estate of Will H. Stanley c/o Jerry Wayne Stanley and Jerry Wayne Stanley, Tax Parcel Nos. R5210 008 and 012, R5239 005 and 034, Change in Conditions of Zoning for Property Zoned TND, 1200 Block of Winder Highway and 1500 Block of Cedars Road, 38.21 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0306 CIC2021-00006**, Applicant: Roman International, LLC, Owner: Roman International, LLC, Tax Parcel No. R6052 006C, Change in Conditions of Zoning for Property Zoned C-2, 3500 Block of Stone Mountain Highway, 1.71 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0307 CIC2021-00007**, Applicant: Bridgeline Properties, LLC, Owner: Sun & Chris Enterprise, Tax Parcel No. R6184 009B, Change in Conditions of Zoning for Property Zoned C-2, 1200 Block of Beaver Ruin Road and 4100 Block of Arc Way, 1.28 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**3. Special Use Permit**

**2021-0308 SUP2021-00012**, Applicant: Yousef Seha, Owner: Yousef Seha, Tax Parcel No. R7036 097, Application for a Special Use Permit in a C-2 Zoning District for Automobile Repair Shop, 2000 Block of Old Norcross Road, 0.60 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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**3. Special Use Permit**

**2021-0309 SUP2021-00013**, Applicant: Akram Abdelmasih, Owner: Akram Abdelmasih, Tax Parcel No. R6053 167, Application for a Special Use Permit in a C-2 Zoning District for Automobile Body and Repair Shop (Renewal), 3600 Block of Hewatt Court, 0.48 Acre. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0310 SUP2021-00016**, Applicant: Cecilyn Murray-Barrett, Owner: Cecilyn Murray-Barrett, Tax Parcel No. R4318 034, Application for a Special Use Permit in a R-100 Zoning District for Community Living Arrangement, 3200 Block of Lee Road, 1.0 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

**2021-0312 SUP2021-00018**, Applicant: Renew World Outreach, Inc., Owner: Renew World Outreach, Inc., Tax Parcel No. R6026 007, Application for a Special Use Permit in a R-100, RM-6 and O-I Zoning District for a Place of Worship (Buffer Reduction), 3000-3200 Blocks of Wycliffe Way, 11.02 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**4. Rezonings**

**2021-0313 RZC2021-00007**, Applicant: Lawrenceville Real Estate Investments, LLC, Owner: Lawrenceville Real Estate Investments, LLC, Rezoning of Tax Parcel No. R5012 082, RA-200 to C-2; Contractor's Office (Buffer Reduction), 2700 Block of Five Forks Trickum Road, 11.14 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**2021-0314 SUP2021-00014**, Applicant: Lawrenceville Real Estate Investments, LLC, Owner: Lawrenceville Real Estate Investments, LLC, Tax Parcel No. R5012 082, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Outdoor Storage (Buffer Reduction), 2700 Block of Five Forks Trickum Road, 11.14 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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**4. Rezonings**

**2021-0315 RZC2021-00008**, Applicant: MLC Partners, LLC, Owner: William Jack Carroll, Rezoning of Tax Parcel No. R7362 003, R-100 to C-2; Outdoor Storage Facility (Buffer Reduction), 1600 Block of Buford Dam Road, 6.65 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0316 SUP2021-00015**, Applicant: MLC Partners, LLC, Owner: William Jack Carroll, Tax Parcel No. R7362 003, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Outdoor Storage Facility (Buffer Reduction), 1600 Block of Buford Dam Road, 6.65 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0317 RZC2021-00009**, Applicant: Indus Properties, LLC, Owner: Indus Properties, LLC, Rezoning of Tax Parcel Nos. R5047 008 and 008B, C-1 and C-2 to C-2; Automobile Sales and Related Service (Buffer Reduction), 2300 Block of Lawrenceville Highway, 1.67 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0318 SUP2021-00017**, Applicant: Indus Properties, LLC, Owner: Indus Properties, LLC, Tax Parcel Nos. R5047 008 and 008B, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Automobile Sales and Related Service (Buffer Reduction), 2300 Block of Lawrenceville Highway, 1.67 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2021-0319 RZM2021-00003**, Applicant: Edge City Properties, Inc., Owners: James P. Olivier, Christina Olivier, Steven R. Olivier, Kathy C. Olivier, Danny Edward Sutton and Vickie Sutton, Rezoning of Tax Parcel Nos. R7091 019, 026, 034, 040, 046, 319, 321 and 333, R-100 to R-TH; Townhouses (Buffer Reduction), 1800 Block of Azalea Drive and 1900 Block of Buford Drive, 29.58 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

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**4. Rezoning**

**2021-0320 RZM2021-00007**, Applicant: The Revive Land Group, LLC, Owner: Larry G. Brown, Rezoning of Tax Parcel No. R7142 006, R-100 MOD, R-75 MOD and R-TH to R-TH; Townhouses, 2500 Block of Ivy Creek Road, 31.37 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0321 RZM2021-00008**, Applicant: The Revive Land Group, LLC, Owner: Larry G. Brown, Rezoning of Tax Parcel No. R7142 006, RA-200 and C-2 to RM-13; Apartments, 2800 Block of Gravel Springs Road and 2500 Block of Ivy Church Road, 25.76 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0322 RZR2021-00006**, Applicant: Stone Manor Holdings, LLC, Owners: Parvati Patel, Try-La, Inc., Mary Nell Gower and Kae Young Woo, Rezoning of Tax Parcel Nos. R1001 063, 064, 065 and 066, RA-200 to TND; Traditional Neighborhood Development (Buffer Reduction), 3100-3200 Blocks of Hamilton Mill Road, 14.47 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0331 RZR2021-00007**, Applicant: Gwinnett Development Corporation, Owners: Carolyn Bagheri and Mohamad Taher Bagheri, Rezoning of Tax Parcel Nos. R5103 008, 176, 177, 178 and 179, R-100 to TND; Traditional Neighborhood Development, 900 Block of Lakeview Road and 900 Block of Grayson Parkway, 11.86 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/12/2021]

**2021-0332 RZR2021-00008**, Applicant: Parkland Communities, Inc., Owners: Daniel Clyde Martin and Wallace F. Martin, Rezoning of Tax Parcel Nos. R5206 002, 003 and 018, R-75 to TND; Traditional Neighborhood Development (Buffer Reduction), 100 Block of Sweetgum Road and 700-800 Blocks of Springlake Road, 67.50 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]



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

### **4. Rezoning**

**2021-0333 RZR2021-00009**, Applicant: Labri Group, LP, Owner: Nick & Brothers, LLC, Rezoning of Tax Parcel No. R5184 021, R-100 to OSC; Open Space Conservation Subdivision, 1400 Block of Bowman Road and 1600 Block of Chandler Road, 49.90 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

## **VIII. New Business**

### **1. Financial Services/Buffy Alexzilian**

**2021-0451 Award** OS009-21, provision of a software solution for the Emergency Rental Assistance Program on an annual contract (March 23, 2021 through March 22, 2022), to Benevate, Inc., dba Neighborly Software, using a competitively procured Warren County, Ohio contract, base amount \$179,000.00. Contract to follow award. Subject to approval as to form by the Law Department. This contract is funded by the Federal Emergency Rental Assistance Program.

**2021-0408 Approval/authorization** for the Chairwoman to execute a Resolution at the request of the Gwinnett County Board of Education agreeing to and acknowledging the requirement for a levy of an annual Series 2021, subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

### **2. Planning & Development/Susan Canon**

**2021-0334 Ratification** of Plat Approvals for February 1, 2021 through February 28, 2021.

### **3. Support Services/Angelia Parham**

**2021-0354 Award BL125-20**, Courts Annex building site security upgrade project, to low bidder, Ryde Grading, Inc., amount not to exceed \$213,211.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

## **IX. Comments from Audience**

## **X. Adjournment**