



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, June 22, 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.:** June 15, 2021
- **Work Session:** June 15, 2021
- **Informal Presentation 11:00 a.m.:** June 15, 2021
- **Informal Business Discussion 12:00 p.m.:** June 15, 2021
- **Executive Session:** June 15, 2021
- **Business Session:** June 15, 2021
- **Informal Presentation 3:00 p.m.:** June 15, 2021

V. Announcements:

- **Proclamation:** Recognizing African American Bone Marrow Awareness Month
- **Proclamation:** Celebrating National Parks and Recreation Month
- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Spring Class Graduates

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VI. Old Business

1. Financial Services/Buffy Alexzulian

2021-0789 Approval to renew RP003-20, provision of inmate healthcare on an annual contract (July 1, 2021 through June 30, 2022) and approval of Change Order No. 1, with NaphCare, Inc., base amount \$1,763,778.36. Change order to follow award. Subject to approval as to form by the Law Department. (Tabled on 6/15/2021) (Staff Recommendation: Approval)

2. Transportation/Lewis Cooksey

2021-0807 Award RP021-21, comprehensive transportation plan update, to the highest scoring firm, Pond & Company, amount not to exceed \$1,224,830.00 (negotiated cost savings of approximately \$24,000.00). Contract to follow award. Subject to approval as to form by the Law Department. This contract is funded 80% by the Atlanta Regional Commission and 20% by the 2017 SPLOST program. (Tabled on 6/15/2021) (Staff Recommendation: Award)

VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-0454 CIC2021-00008, Applicant: Childress Klein Properties, Inc., Owner: CK Stone Mountain Parking Lot, LLC, Tax Parcel Nos. R6060 053 and 080, Change in Conditions of Zoning for Property Zoned C-2, 1900 Block of West Park Place Boulevard and 2000 Block of Bermuda Road, 13.57 Acres. District 2/Ku and 3/Watkins (Tabled on 4/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions as R-TH]

2021-0467 RZM2021-00012, Applicant: Senior Design Group, LLC, Owner: Lois Properties, LLC, Rezoning of Tax Parcel No. R6013 014, R-100 to R-TH; Townhouses (Buffer Reduction), 3800 Block of Centerville Highway and 3800-4100 Blocks of Egypt Road, 6.19 Acres. District 3/Watkins (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0593 RZM2021-00014, Applicant: Brand Properties, LLC, Owner: Reddy Limited Partnership, Rezoning of Tax Parcel No. R6061 002, MH and C-2 to RM-24; Apartments, 5141 Stone Mountain Highway, 15.60 Acres. District 2/Ku (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0594 RZR2021-00014, Applicant: Brand Properties, LLC, Owner: Reddy Limited Partnership, Rezoning of Tax Parcel Nos. R6061 002 and 139, MH and C-2 to TND; Traditional Neighborhood Development, 1940-1990 Blocks of Glenn Club Drive and 5141 Stone Mountain Highway, 33.99 Acres. District 2/Ku (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2020-0985 RZR2020-00036, Applicant: Brand Properties, LLC, Owners: Pointebrand III, LLC, William Barnett and Nancy Barnett, and Violet Jean Spriggs, Rezoning of Tax Parcel Nos. R7172 009 and 019, R7149 011B and R7173 001 and 004, R-100, R-ZT, O-I, and M-1 to TND; Traditional Neighborhood Development, 2900 and 3000 Blocks of Spriggs Road, 2998 Spriggs Road, and 3099 Spriggs Road, 42.36 Acres. District 1/Carden (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0597 RZM2021-00016, Applicant: MSD Real Estate Advisors, LLC, Owner: Joel Scales, Rezoning of Tax Parcel Nos. R7363 001, 003 and R7364 068, R-100 and C-1 to R-TH; Townhouses, 6483 Suwanee Dam Road, 6484 Suwanee Dam Road, and 1185 Buford Dam Road, 9.98 Acres. District 4/Fosque (Tabled on 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VIII. Public Hearing - New Business

1. Change in Conditions

2021-0726 CIC2021-00012, Applicant: Rapidlink Properties, LLC, Owner: Rapidlink Properties, LLC, Tax Parcel No. R1003 056, Change in Conditions of Zoning for Property Zoned R-100 MOD, 3153 Old Thompson Mill Road, 49.24 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0727 CIC2021-00013, Applicant: Darius Frant, Owners: Darius Frant and Dorin Neacsu, Tax Parcel Nos. R7084 038, 460, 461, 459 and 462, Change in Conditions of Zoning for Property Zoned R-100, 990, 1000, 1020, 1030 and 1040 Tab Roberts Road, 3.91 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0728 CIC2021-00014, Applicant: Adolfo F. Molina, Owner: Adolfo F. Molina, Tax Parcel No. R6212A002, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned O-I, 1942 Beaver Ruin Road, 0.46 Acre. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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VIII. Public Hearing - New Business

1. Change in Conditions

2021-0729 CIC2021-00015, Applicant: Stephen Holland, Owner: King David Community Center of Atlanta, Inc., Tax Parcel Nos. R6186 012 and 013, Change in Conditions of Zoning for Property Zoned O-I, 5054 and 5064 Singleton Road, 3.37 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0730 SUP2021-00036, Applicant: Stephen Holland, Owner: King David Community Center of Atlanta, Inc., Tax Parcel Nos. R6186 012 and 013, Application for a Special Use Permit in a O-I Zoning District for a Child Care Center, 5054 and 5064 Singleton Road, 3.37 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Moved In House

2021-0735 MIH2021-00001, Applicant: W.H. Britt, Owner: W.H. Britt, Tax Parcel No. R5161 010, Application for a Moved-In House in a R-100 Zoning District, 320 Brand Road, 2.96 Acres. District 3/Watkins [Planning Department Recommendation: No Recommendation] [Planning Commission Recommendation: No Recommendation]

3. Special Use Permit

2021-0731 SUP2021-00032, Applicant: Michael T. Collins, Owner: Michael T. Collins, Tax Parcel No. R7024 031, Application for a Special Use Permit in a RA-200 Zoning District for Family Personal Care Home, 1058 Tullis Road, 1.38 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0732 SUP2021-00033, Applicant: Sadruddin Hakani, Owner: First Citizens Bank, Tax Parcel No. R7137 020, Application for a Special Use Permit in a C-2 Zoning District for a Car Wash, 2400 Block of Gravel Springs Road and 2900 Block of Morgan Road, 3.07 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

3. Special Use Permit

2021-0733 SUP2021-00034, Applicant: Morgan Rossi, Owner: Morgan Rossi, Tax Parcel No. R3004 144, Application for a Special Use Permit in a R-100 Zoning District for a Home Occupation (Pet Grooming), 917 Mulberry Fields Cove, 0.73 Acre. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0734 SUP2021-00035, Applicant: Harmony Youth Center, Owner: Radha Madhav Society, Tax Parcel No. R7160 014, Application for a Special Use Permit in a R-75 and R-100 Zoning District for a Child Care Center (Renewal), 2769 Duluth Highway, 15.10 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

4. Rezonings

2021-0736 RZC2021-00011, Applicant: SeekSmart, LLC, Owner: CDI Russell, LLC, Rezoning of Tax Parcel No. R7067 004, O-I to C-1; Convenience Store with Fuel Pumps and Commercial Retail, 1783 Collins Hill Road, 30 Block of Berkten Lane and 40 Block of Russell Road, 1.58 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0737 RZM2021-00017, Applicant: TCG Office, LLC, Owner: TCG Office, LLC, Rezoning of Tax Parcel No. R7147 407, MUO to R-TH; Townhouses, 2430 Rock Springs Road and 1100 Block of Ballpark Lane, 7.40 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-0738 RZM2021-00018, Applicant: Chip Randall, Owner: Shirley Smith, Rezoning of Tax Parcel No. R5107 008, R-100 to RM-13; Apartments, 956 Scenic Highway, 30.31 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0739 RZM2021-00019, Applicant: 27th Group Properties, LLC, Owner: Robert John Wilson, Executor of the Estate of Joyce Waddell Adams, Rezoning of Tax Parcel No. R6189 012, R-75 to R-TH; Townhouses, 1427 Pirkle Road, 4.74 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

4. Rezonings

2021-0740 RZM2021-00020, Applicant: RangeWater Real Estate, LLC, Owners: Wickersham Development Company and Wen-Hsiung Chiu, Et. Al., Rezoning of Tax Parcel Nos. R7105 115 and 188, C-2 to R-TH; Townhouses, 509 Buford Drive and 2200 Block of Azalea Drive, 29.26 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0741 RZM2021-00021, Applicant: RangeWater Real Estate, LLC, Owners: Wickersham Development Company and Wen-Hsiung Chiu, Et. Al., Rezoning of Tax Parcel Nos. R7105 115 and 188, C-2 to RM-24; Apartments, 509 Buford Drive and 2200 Block of Azalea Drive, 17.87 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions as RM-24 and MU-R] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0742 RZM2021-00022, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel Nos. R5126 180, 181, 182, 183, 184, and 185, M-1 and C-2 to R-TH; Townhouses, 660 Athens Highway, 3283, 3293, 3303, 3313 and 3333 Lake Carlton Road, 4.3 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0743 RZM2021-00023, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel No. R5126 055, C-2 to R-TH, Townhouses, 650 Athens Highway, 1.23 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

2021-0744 RZM2021-00024, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel Nos. R5126 171, 172, 173, 174, 175, 176, 177, 178 and 179, M-1 to R-TH; Townhouses, 3296, 3306, 3316, 3326 and 3336 Lake Carlton Road, 3455, 3465, 3475 and 3485 Palmer Drive, 6.56 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021]

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VIII. Public Hearing - New Business

4. Rezoning

2021-0745 RZR2021-00016, Applicant: Clarence and Leigh Farmer, Owners: Clarence and Leigh Farmer, Rezoning of Tax Parcel No. R7182 065, C-2 to R-100; Single-Family Residence, 3383 Hamilton Mill Road, 1.08 Acres. District 4/Fosque [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

2021-0746 RZR2021-00017, Applicant: CKK Development Services, Owner: Family Developer Confidential, LLLP, Rezoning of Tax Parcel No. R5212 003, R-100 to TND; Traditional Neighborhood Development, 1021 Alcovy Road and 600 Block of Martins Chapel Road, 34.63 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-0747 RZR2021-00018, Applicant: Kenneth Osuwah, Owner: Nela Mardale, Rezoning of Tax Parcel No. R7102 016, RA-200 to R-60; Single-Family Subdivision, 2199 Sunny Hill Road, 8.07 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0748 RZR2021-00019, Applicant: Old Norcross Investments, Inc., Owners: Matthew R. and Elizabeth S. Heiden and Mark A. and Tammy L. Bishop, Rezoning of Tax Parcel Nos. R2003 048 and 086, RA-200 to OSC; Open Space Conservation Subdivision, 220 West Union Grove Circle and 240 West Union Grove Circle, 23.64 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0749 RZR2021-00020, Applicant: Meritage Homes of Georgia, Owner: Raymond Hardy, Rezoning of Tax Parcel No. R5168 001, R-100 to OSC; Open Space Conservation Subdivision, 325 Grayson New Hope Road, 75.25 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0750 RZR2021-00021, Applicant: Atlas Development, Owner: Karen Tinker, Rezoning of Tax Parcel No. R7222 006, RA-200 to R-100; Two Single-Family Residences, 3725 Hamilton Mill Road, 1.70 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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IX. New Business

1. Law Department/Michael P. Ludwiczak

2021-0834 Approval of a settlement in the case of Kenneth Kagy v. Gwinnett County, Georgia, United States District Court for the Northern District of Georgia, Civil Action File No. 1:19-cv-01311-WMR, in the amount of \$200,000.00. Subject to approval as to form by the Law Department.

2. Planning & Development/Susan Canon

2021-0800 Ratification of Plat Approvals for May 1, 2021, through May 31, 2021.

3. Support Services/Angelia Parham

2021-0832 Award BL033-21, construction of a new Gwinnett-Snellville Library and Business Center, to low bidder, Reeves Young, LLC, amount not to exceed \$10,235,000.00. Contract to follow award. Subject to approval as to form by the Law Department. This project is funded 56.5% by the City of Snellville and 43.5% by the 2017 SPLOST program. (Staff Recommendation: Award)

X. Comments from Audience

XI. Adjournment