



GWINNETT COUNTY
BOARD OF COMMISSIONERS

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GwinnettCounty.com

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

Official

Public Hearing Minutes
Tuesday, June 22, 2021 - 7:00 PM

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III,
Marlene M. Fosque

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

II. Opening Remarks by Chairwoman

III. Approval to Amend Agenda

{Action: Approved Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

Approval of Amended Agenda

{Action: Approved Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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
{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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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

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. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-Yes}

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. (Staff Recommendation: Award) {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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) {Action: Approved Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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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 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-No; Watkins-Yes; Fosque-Yes}

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: Approve with Conditions As - R-TH] {Action: Approved with Change Motion: Fosque Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-No; Watkins-Yes; Fosque-Yes}

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Remand Back to the Planning Commission Public Hearing Was Held. Motion: Watkins Second: Ku Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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] {Action: Remand Back to the Planning Commission Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Fosque Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Denied Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 o[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Change Motion: Fosque Second: Ku Vote: 3-2; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

VIII. Public Hearing - New Business

3. Special Use Permit

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] {Action: Approved with Stipulations Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Carden Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Denied without Prejudice Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VIII. Public Hearing - New Business

4. Rezoning

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Carden Second: Ku Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VIII. Public Hearing - New Business

4. Rezoning

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As RM-24 and MU-R] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/6/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VIII. Public Hearing - New Business

4. Rezonings

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] {Action: Approved Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Change Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 6/22/2021) (Tabled to 7/27/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VIII. Public Hearing - New Business

4. Rezonings

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] {Action: Approved with Stipulations Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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. {Action: Approved Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2. Planning & Development/Susan Canon

2021-0800 Ratification of Plat Approvals for May 1, 2021, through May 31, 2021. {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

X. Comments from Audience

XI. Adjournment

{Action: Adjourn Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}