

Zoning Board of Appeals
Tuesday, May 12, 2026, at 7:00pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Bess Walthour, Jim Nash, Sammy Baker

Absent: Rich Edinger

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairwoman and Rules of Order
- C. Approval of Agenda
{Action: Approved; Motion: Nash Second: Baker; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}
- D. Approval of Minutes: April 15, 2026
{Action: Approved; Motion: Nash Second: Baker; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}
- E. Announcements
- F. New Business
- 1. Case Number: **VAR2026-00020**
Applicant: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
c/o Mahaffey Pickens Tucker, LLP
Owner: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
Contact: Julia Maxwell
Phone Number: 770.232.0000
Zoning: O-I
Location: 1152, 1210, and 1220 Satellite Boulevard
Map Numbers: R7155 298, 312, and 520
Variance Requested: Reduction of minimum parking requirements
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Nash; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}

2. Case Number: **VAR2026-00021**
Applicant/Owner/Contact: Katrina Light
Phone Number: 770.873.6146
Zoning: R-100
Location: 5255 Corinth Circle
Map Number: R6076 163
Variance Requested: Accessory structure setback encroachment
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Nash Second: Baker; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}

3. Case Number: **VAR2026-00022**
Applicant: Henry Bailey
Owner: Keystone Court Partners, LLC
Contact: Henry Bailey
Phone Number: 803.730.8134
Zoning: M-1
Location: 2725, 2752, and 2700 Block of Keystone Court
Map Numbers: R6258 047, 072, and 073
Variance Requested: Prohibited parking surface
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Baker; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

{Action: Approved; Motion: Nash Second: Baker; Vote: 3-0: Walthour-Yes; Edinger-Absent; Wood-Absent; Baker-Yes; Nash-Yes}