

**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}