



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

Amended Official Minutes

Public Hearing Minutes

Tuesday, February 23, 2021 - 7:00 PM

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

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

II. Opening Remarks by Chairwoman

III. Approval of Agenda

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

IV. Approval of Minutes

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

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

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2020-1045 CIC2020-00029, Applicant: Geosam Capital US Georgia, LLC, Owner: Geosam Capital US Georgia, LLC, Tax Parcel No. R5247 019, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned R-100 CSO, 1600 Block of Brooks Road, 29.98 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2020-0628 SUP2020-00032, Applicant: Four Guys Seafood & Bar, Owner: Pleasant Hill Road Plaza, LLC, Tax Parcel No. R6204 030, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Storage, 1600 Block of Pleasant Hill Road, 8.70 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0038 SUP2021-00001, Applicant: Andrew Thomas, Owner: Governors Place LLC, Tax Parcel No. R6132 044, Application for a Special Use Permit in a M-1 Zoning District for Towing/Wrecker Service and Automobile Repair Shop (Renewal), 4100 Block of Arcadia Industrial Circle, 0.91 Acre. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0041 SUP2021-00004, Applicant: Donald Drummonds, Owner: Donald Drummonds, Tax Parcel No. R7318 028, Application for a Special Use Permit in a R-100 Zoning District for an Accessory Structure Exceeding the Cumulative Total of 1,000 Square Feet, 200 Block of Johnson Road, 6.93 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}

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-0042 RZC2021-00001, Applicant: READ Holding, LLC, Owner: READ-Norcross, LLC, Rezoning of Tax Parcel Nos. R6201 007A and 051, M-1 to M-2; Solid Waste Transfer Station, 1500 Block of Beaver Ruin Road, 7.90 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0043 SUP2021-00003, Applicant: READ Holding, LLC, Owner: READ-Norcross, LLC, Tax Parcel Nos. R6201 007A and 051, Application for a Special Use Permit in a M-2 (Proposed) Zoning District for a Solid Waste Transfer Station, 1500 Block of Beaver Ruin Road, 7.90 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2020-1054 RZM2020-00034, Applicant: Brand Properties, LLC, Owner: Lillian Margene Moulder Trust, Rezoning of Tax Parcel No. R5074 007, R-100 to RM-24; Apartments, 1400 Block of Scenic Highway and 1400 Block of North Road, 8.93 Acres. District 3/Watkins Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2020-1224 RZM2020-00036, Applicant: Walker Anderson Homes, LLC, Owners: Myron B. and Linda A. Baynes, Rezoning of Tax Parcel Nos. R7166 045, 057 & 065, R-100 to R-TH; Townhouses (Buffer Reduction), 3200 Block of Suwanee Creek Road, 4.2 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}

2021-0046 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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0047 RZR2021-00001, Applicant: Amazing Home Constructions, LLC, Owner: Amazing Home Constructions, LLC, Rezoning of Tax Parcel No. R5314 014, RA-200 to R-100; Single-Family Subdivision, 3400 Block of New Hope Road, 19.53 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}

VI. Public Hearing - New Business

1. Change in Conditions

2021-0178 CIC2021-00003, Applicant: Living Way Alliance Church, Owner: Living Way Alliance Church, Tax Parcel No. R6111 004, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned R-100, 400-500 Blocks of Killian Hill Road, 4.53 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2. Special Use Permit

2021-0179 SUP2021-00006, Applicant: Bernadino D'Almeida, Owner: Bernadino D'Almeida, Tax Parcel No. R6125 022, Application for a Special Use Permit in a M-1 Zoning District for Automobile Repair and Automobile Body Repair (Renewal), 4100 Block of Arcadia Industrial Circle, 0.99 Acre. District 2/Ku **(Tabled on 2/23/2021)(Tabled to 4/27/2021)(Public hearing was not held)** [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/12/2021] **{Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2021-0180 SUP2021-00007, Applicant: Esther D. Ventura Garcia, Owners: Carlos Manuel Garcia and Esther D. Ventura Garcia, Tax Parcel No. R7045 113, Application for a Special Use Permit in a R-100 Zoning District for a Home Occupation (Hair Salon), 1400 Block of Yorktown Drive, 0.3 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2021-0183 SUP2021-00008, Applicant: Rain Drop Properties, Owner: Rain Drop Properties, Tax Parcel No. R6052 053, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop, 3400 Block of Stone Mountain Highway, 0.69 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

VI. Public Hearing - New Business

2. Special Use Permit

2021-0184 SUP2021-00009, Applicant: Rain Drop Properties, Owner: Rain Drop Properties, Tax Parcel No. R6052 053, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Parts Store with Installation, 3400 Block of Stone Mountain Highway, 0.69 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0185 SUP2021-00010, Applicant: Habib & Habib Holding, LLC, Owner: Habib & Habib Holding, LLC, Tax Parcel No. R6259 042, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Service, 4300 Block of Buford Highway, 1.16 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-0186 SUP2021-00011, Applicant: Habib & Habib Holding, LLC, Owner: Habib & Habib Holding, LLC, Tax Parcel No. R6259 042, Application for a Special Use Permit in a C-2 Zoning District for Automobile Repair Shop, 4300 Block of Buford Highway, 1.16 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

3. Rezonings

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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VI. Public Hearing - New Business

3. Rezonings

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

3. Rezoning

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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)(Tabled to 3/23/2021)(Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Tabled - Date: 3/2/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

3. Rezoning

2021-0206 RZR2021-00005, Applicant: 5th Degree, LLC, Owner: 5th Degree, LLC, Rezoning of Tax Parcel No. R7156 001A, R-100 to R-75; Single-Family Residences, 1400 Block of Old Peachtree Road, 2.04 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}

2021-0254 Reconsideration of RZR2020-00029 (formerly GCID2020-0849), Applicant: Embry Development Company, LLC, Owners: Mary Johnson Pharr and Joel Pharr, Executor of the Estate of Leighton D. Pharr, Rezoning of Tax Parcel Nos. R7104 009 and 018, R-100 to TND; Traditional Neighborhood Development, 1300 Block of Old Peachtree Road, 27.68 Acres. District 4/Fosque {Action: Approved with Change Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VII. New Business

1. Planning & Development/Susan Canon

2021-0253 Ratification of Plat Approvals for January 1, 2021 through January 31, 2021. {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VIII. Comments from Audience

IX. Adjournment

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