



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935  
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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, April 27, 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 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.:** April 20, 2021
- **Work Session:** April 20, 2021
- **Briefing 10:30 a.m.:** April 20, 2021
- **Executive Session:** April 20, 2021
- **Business Session:** April 20, 2021
- **Briefing 3:00 p.m.:** April 20, 2021

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

**V. Announcements:**

- **Proclamation:** Recognizing Apraxia Awareness Day, May 14, 2021
- **Proclamation:** Recognizing Commissioner Marlene Fosque for her service to Gwinnett County residents

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**VI. Public Hearing - Old Business**

**1. Planning & Development/Susan Canon**

**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 [Planning Department Recommendation: Deny] [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}

**2021-0189 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 [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}

**2021-0313 RZC2021-00007**, Applicant: Lawrenceville Real Estate Investments, LLC, Owner: Lawrenceville Real Estate Investments, LLC, Rezoning of Tax Parcel No. R5012 082, RA-200 to C-2; Contractor's Office (Buffer Reduction), 2700 Block of Five Forks Trickum Road, 11.14 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions as O-I] {Action: Approved with Change Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0314 SUP2021-00014**, Applicant: Lawrenceville Real Estate Investments, LLC, Owner: Lawrenceville Real Estate Investments, LLC, Tax Parcel No. R5012 082, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Outdoor Storage (Buffer Reduction), 2700 Block of Five Forks Trickum Road, 11.14 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions as O-I] {Action: Approved with Change Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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**VI. Public Hearing - Old Business**

**1. Planning & Development/Susan Canon**

**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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice 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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Denied without Prejudice Motion: Watkins Second: Ku Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0319 RZM2021-00003**, Applicant: Edge City Properties, Inc., Owners: James P. Olivier, Christina Olivier, Steven R. Olivier, Kathy C. Olivier, Danny Edward Sutton and Vickie Sutton, Rezoning of Tax Parcel Nos. R7091 019, 026, 034, 040, 046, 319, 321 and 333, R-100 to R-TH; Townhouses (Buffer Reduction), 1800 Block of Azalea Drive and 1900 Block of Buford Drive, 29.58 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Watkins 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 (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

## **VI. 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 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Fosque Second: Ku 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 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Nash-Yes; Brooks-Yes; Ku-Yes; Hunter-Yes; Fosque-Yes}

**2021-0322 RZR2021-00006**, Applicant: Stone Manor Holdings, LLC, Owners: Parvati Patel, Try-La, Inc., Mary Nell Gower and Kae Young Woo, Rezoning of Tax Parcel Nos. R1001 063, 064, 065 and 066, RA-200 to TND; Traditional Neighborhood Development (Buffer Reduction), 3100-3200 Blocks of Hamilton Mill Road, 14.47 Acres. 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}

**2021-0331 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 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

## **VII. Public Hearing - New Business**

### **1. Law Department/Michael P. Ludwiczak**

**2021-0611 Approval/authorization** to amend the Code of Ordinances of Gwinnett County by deleting Article III of Chapter 38, entitled "Noise Control," in its entirety and replacing it with a new Article III of Chapter 38, entitled "Noise Control." Subject to approval as to form by the Law Department. (Tabled on 4/27/2021) (Tabled to 5/18/2021) (Public hearing was held) {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

### **2. Change in Conditions**

**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) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0456 CIC2021-00009**, Applicant: MS & Dale Mabry, LLC, Owner: MS & Dale Mabry, LLC, Tax Parcel No. R6060 016, Change in Conditions of Zoning (Buffer Reduction) for Property Zoned RA-200, 1800 Block of Rockbridge Road and 1800 Block of Pounds Road, 5.82 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}

### **3. Special Use Permit**

**2021-0457 SUP2021-00019**, Applicant: Mercita Flippen, Owner: Mercita Flippen, Tax Parcel No. R1002A420, Application for a Special Use Permit in a R-75 CSO Zoning District for Home Occupation (Hair Salon), 1900 Block of Hamilton Lake Parkway, 0.16 Acre. 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}

## **VII. Public Hearing - New Business**

### **3. Special Use Permit**

**2021-0458 SUP2021-00020**, Applicant: Off the Lot-ATL, Owner: RJRU, LLC, Tax Parcel No. R6062 085, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Related Service, 5000 Block of Stone Mountain Highway and 2000 Block of Pucketts Drive, 0.52 Acre. 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}

**2021-0459 SUP2021-00021**, Applicant: Hi-Hope Service Center, Inc., Owner: James David Humphries Trust, Tax Parcel No. R5062 010, Application for a Special Use Permit in a R-100 Zoning District for Community Living Arrangement, 3300 Block of Skyland Drive, 2.53 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}

**2021-0460 SUP2021-00022**, Applicant: Rockbridge Self Storage, LLC, Owner: Noorallah J. Alimohammed, Tax Parcel No. R6060 009, Application for a Special Use Permit in a C-2 Zoning District for Self-Storage Facility (Climate Controlled), 5300 Block of Stone Mountain Highway and 1900 Block of Rockbridge Road, 1.08 Acres. District 2/Ku (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0461 SUP2021-00023**, Applicant: Chang Won Jung, Owner: Auto Gallery Duluth, LLC, Tax Parcel No. R6233 019, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales (Renewal), 3200 Block of Satellite Boulevard, 1.05 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}

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**VII. Public Hearing - New Business**

**4. Rezoning**

**2021-0462 RZC2021-00010**, Applicant: Fence Road Investment, LLC, Owner: Fence Road Investment, LLC, Rezoning of Tax Parcel No. R2002 089, RA-200 to C-2; Self-Storage Facility (Climate Controlled) (Buffer Reduction), 3500 Block of Fence Road, 7.99 Acres. District 3/Watkins (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0463 SUP2021-00024**, Applicant: Fence Road Investment, LLC, Owner: Fence Road Investment, LLC, Tax Parcel No. R2002 089, Application for a Special Use Permit in a C-2 (Proposed) Zoning District for Self-Storage Facility (Climate Controlled) (Buffer Reduction), 3500 Block of Fence Road, 7.99 Acres. District 3/Watkins (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0464 RZM2021-00009**, Applicant: Rich-West Properties, LLC, Owners: SSB Revocable Trust, c/o Ann Benefield Davis as Trustee of SSB Revocable Trust and Hilda Ann Benefield, Rezoning of Tax Parcel Nos. R6153 067, 067A and 096, C-2 to R-TH; Townhouses, 3000 Block of Lawrenceville Highway, 6.39 Acres. District 4/Fosque (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0620 RZM2021-00010**, Applicant: Walker Anderson Homes, LLC, Owner: Deesco, Inc., Rezoning of Tax Parcel Nos. R5082 007 & 178, C-2 and R-TH to R-TH; Townhouses (Buffer Reduction), 1500 Block of Monfort Road and 1400 Block of Lawrenceville Highway, 22.43 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 4-1; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

## **VII. Public Hearing - New Business**

### **4. Rezoning**

**2021-0466 RZM2021-00011**, Applicant: The Nett Church Works, Inc., Owner: The Nett Church Works, Inc., Rezoning of Tax Parcel No. R6195 033, O-I to RM-24; Apartments, 5300 Block of Jimmy Carter Boulevard, 3.6 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; 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 (Tabled on 4/27/2021) (Tabled to 5/25/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/4/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0468 RZR2021-00010**, Applicant: Ricardo Perazza, Owner: Ricardo Perazza, Rezoning of Tax Parcel No. R7071 005, R-100 to R-75; Single-Family Subdivision, 1500 Block of McKendree Church Road, 5.28 Acres. District 4/Fosque (Tabled on 4/27/2021) (Tabled to 5/4/2021) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0469 RZR2021-00011**, Applicant: O'Dwyer Properties, LLC, Owners: Michael D. Bryant, Allison S. Bryant, Marc B. Puckett, Marc B. Puckett, as Executor of the Estate of Arnold R. Puckett and Karen M. Blaser, Rezoning of Tax Parcel Nos. R7264 024, 025, 027, 053, 055 and 303, R-SR to TND; Traditional Neighborhood Development, 4200 Block of Thompson Mill Road and 3100 Block of North Bogan Road, 27.75 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}



## **VIII. Old Business**

### **1. Commissioners**

**2021-0622 Approval** to fill the unexpired term of Andria Daniels from the Animal Control Hearing Board. Term expires July 31, 2021. District 3/Watkins - **Appoint Darryl Hughes {Action: Approved Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

## **IX. New Business**

### **1. Planning & Development/Susan Canon**

**2021-0545 Ratification** of Plat Approvals for March 1, 2021 through March 31, 2021. **{Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

## **X. Comments from Audience**

## **XI. Adjournment**

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