



Official

## Public Hearing Minutes

**Tuesday, May 25, 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.:** May 18, 2021
- **Work Session:** May 18, 2021
- **Informal Presentation 11:00 a.m.:** May 18, 2021
- **Informal Business Discussion 12:00 p.m.:** May 18, 2021
- **Executive Session:** May 18, 2021
- **Business Session:** May 18, 2021
- **Informal Presentation 3:00 p.m.:** May 18, 2021  
{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

### V. Announcements:

- **Proclamation:** Celebrating Asian Pacific American Heritage Month, May 2021
- **Proclamation:** Supporting the Inclusion of Asian American History K-12 Curriculum
- **Proclamation:** Recognizing the Gwinnett Fallen Heroes Memorial Committee

**Public Hearing Official Minutes**  
**Tuesday, May 25, 2021 - 7:00 PM**  
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**VI. Public Hearing - Old Business**

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

**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 5/25/2021) (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}**

**2021-0462 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Watkins Second: Ku 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Watkins 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 **(Tabled on 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] **{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 5/25/2021) (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: Fosque 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 [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}

**2021-0467 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 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] {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, 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 (Tabled on 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021]

## **VI. Public Hearing - Old Business**

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

**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 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

### **1. Transportation/Lewis Cooksey**

**2021-0658 Approval** of incorporation into the Gwinnett County Speed Hump Program Trillium Wood Trail. Total estimated cost is \$24,644.24. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval) {Action: Approved Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0659 Approval** of incorporation into the Gwinnett County Speed Hump Program Ringtail Drive. Total estimated cost is \$15,479.69. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval) {Action: Approved Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

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

**2021-0610 CIC2021-00010**, Applicant: Lenora Ventures, LLC, Owner: Lenora Ventures, LLC, Tax Parcel No. R5064 007, Change in Conditions of Zoning for Property Zoned R-100, 1987 Lenora Road, 34.29 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [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}

**2021-0585 CIC2021-00011**, Applicant: SunGold Atlanta Properties, LLC, Owner: SunGold Atlanta Properties, LLC, Tax Parcel No. R7164 183, Change in Conditions of Zoning for Property Zoned R-TH, 3200-3300 Blocks of Sugarloaf Parkway, 6.05 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Approved with Change As Amended Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

**2021-0586 SUP2021-00025**, Applicant: Tim and Marty Commons, Owner: EAT-1617, LLC, Tax Parcel No. R7008 060, Application for a Special Use Permit in a C-2 Zoning District for Permanent Make-Up (Tattoo Parlor) (Renewal), 860 Duluth Highway, Suites 146 and 152, 10.95 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}

**2021-0588 SUP2021-00026**, Applicant: Woo Young Chong, Owner: Misun Kim, Tax Parcel No. R6231 015, Application for a Special Use Permit in a C-2 Zoning District for Billiard Hall, 3230 Steve Reynolds Boulevard, 3.53 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}

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

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

**2021-0589 SUP2021-00027**, Applicant: Manish Jariwala, Owner: Manish Jariwala, Tax Parcel No. R6223 081, Application for a Special Use Permit in a C-2 Zoning District for Outdoor Storage, 5970 Jimmy Carter Boulevard, 1.19 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0590 SUP2021-00028**, Applicant: Amber Edwards, Owners: Anthony R. and Denise Campbell Newman, Tax Parcel No. R6063 026, Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales and Related Service (Buffer Reduction), 4674 Stone Mountain Highway, 0.60 Acre. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0591 SUP2021-00030**, Applicant: Pamela Butler, Owners: Ricky and Pamela Butler, Tax Parcel No. R4334 122, Application for a Special Use Permit in a R-100 and RA-200 Zoning District for Community Living Arrangement, 5005 Bryant Drive, 3.4 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}

### **4. Rezoning**

**2021-0592 RZM2021-00013**, Applicant: Rich-West Properties, LLC, Owners: Rich-West Properties, LLC and Rafael Munoz, Rezoning of Tax Parcel Nos. R6175 063, 097 and 205, R-75 and R-TH to R-TH; Townhouses, 1005 Beaver Ruin Road, 9.38 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}

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

### **4. Rezonings**

**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 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] {Action: Tabled Motion: Ku Second: Carden 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 5/25/2021) (Tabled to 6/22/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/1/2021] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0595 RZM2021-00015**, Applicant: Steve Reynolds Properties, LLC, Owner: Steve Reynolds Properties, LLC, Rezoning of Tax Parcel Nos. R6231 017, 025 and 027, C-2 to HRR; High Rise Residential, 3270 Steve Reynolds Boulevard, 4.99 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0596 SUP2021-00031**, Applicant: Steve Reynolds Properties, LLC, Owner: Steve Reynolds Properties, LLC, Tax Parcel No. R6231 027, Application for a Special Use Permit in a C-2 Zoning District for Self-Storage Facility (Climate Controlled), 3270 Steve Reynolds Boulevard, 0.76 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}

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

### **4. Rezoning**

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

**2021-0598 RZR2021-00012**, Applicant: D.R. Horton, Owner: WARA Property, LLC, Rezoning of Tax Parcel Nos. R5233 003 and R5234 002, RA-200 to OSC; Open Space Conservation Subdivision, 1400 Block of Bramlett Shoals Road, 152.74 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0599 RZR2021-00013**, Applicant: Amazing Home Constructions, LLC, Owner: Amazing Home Constructions, LLC, Rezoning of Tax Parcel Nos. R7185 001, 012, 136, 161 and 163, RA-200 to R-100; Single-Family Subdivision, 2339, 2347, 2357, 2381 and 2395 Kilgore Road, 9.56 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}

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

**2021-0609 UDOA2021-00002** – An Amendment to the Unified Development Ordinance of Gwinnett County; Title 2, Section 220 Overlay Zoning Districts to create a new Zoning Overlay District entitled Gateway 85 Overlay District and other purposes and to amend the official zoning map delineating the geographic boundaries of the overlay district. Subject to approval as to form by the Law Department. [Planning Commission Recommendation: Approve] {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}



**VIII. New Business**

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

**2021-0692 Ratification** of Plat Approvals for April 1, 2021, through April 30, 2021. {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**IX. Comments from Audience**

**X. Adjournment**

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