



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

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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, July 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 to Amend Agenda

Change Wording "Public Hearing Was Held" on Item 2021-0737

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

#### Approval of Amended 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.:** July 20, 2021
- **Work Session:** July 20, 2021
- **Informal Presentation 11:00 a.m.:** July 20, 2021
- **Executive Session:** July 20, 2021
- **Business Session:** July 20, 2021
- **Informal Presentation 3:00 p.m.:** July 20, 2021  
{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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**V. Announcements:**

- **Proclamation:** Designating Gwinnett as a Purple Heart County and Recognizing Purple Heart Day

**VI. Old Business**

**1. Commissioners**

**2021-0945 Approval** of appointment to the Gwinnett Animal Control Hearing Board. Member serves a one-year term beginning August 1st of each year, and member may be removed by a majority vote of the Board of Commissioners at any time. Incumbent – Holly Moreland. District 1/Carden (Tabled on 7/27/2021) (Tabled to 8/3/2021) {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0946 Approval** of appointment to the Gwinnett Animal Control Hearing Board. Member serves a one-year term beginning August 1st of each year, and member may be removed by a majority vote of the Board of Commissioners at any time. Incumbent – Raychel Robbins. District 2/Ku (Tabled on 7/27/2021) (Tabled to 8/3/2021) {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2. Financial Services/Buffy Alexzulian**

**2021-0900 Award RP023-21**, provision of an operational performance assessment, to Mauldin & Jenkins, LLC, amount not to exceed \$291,984.00. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award) {Action: Approved Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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**VII. Public Hearing - Old Business**

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

**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 7/27/2021) (Tabled to 8/24/2021) (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}

**2021-0727 CIC2021-00013**, Applicant: Darius Frant, Owners: Darius Frant and Dorin Neacsu, Tax Parcel Nos. R7084 038, 460, 461, 459 and 462, Change in Conditions of Zoning for Property Zoned R-100, 990, 1000, 1020, 1030 and 1040 Tab Roberts Road, 3.91 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Carden 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 7/27/2021) (Tabled to 8/24/2021) (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}

**2021-0593 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 7/27/2021) (Tabled to 8/17/2021) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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**VII. Public Hearing - Old Business**

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

**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 7/27/2021) (Tabled to 8/17/2021) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0737 RZM2021-00017**, Applicant: TCG Office, LLC, Owner: TCG Office, LLC, Rezoning of Tax Parcel No. R7147 407, MUO to R-TH; Townhouses, 2430 Rock Springs Road and 1100 Block of Ballpark Lane, 7.40 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 3-2; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-No}

**2021-0738 RZM2021-00018**, Applicant: Chip Randall, Owner: Shirley Smith, Rezoning of Tax Parcel No. R5107 008, R-100 to RM-13; Apartments, 956 Scenic Highway, 30.31 Acres. District 4/Fosque (Tabled on 7/27/2021) (Tabled to 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/2/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0740 RZM2021-00020**, Applicant: RangeWater Real Estate, LLC, Owners: Wickersham Development Company and Wen-Hsiung Chiu, Et. Al., Rezoning of Tax Parcel Nos. R7105 115 and 188, C-2 to R-TH; Townhouses, 509 Buford Drive and 2200 Block of Azalea Drive, 29.26 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

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**VII. Public Hearing - Old Business**

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

**2021-0741 RZM2021-00021**, Applicant: RangeWater Real Estate, LLC, Owners: Wickersham Development Company and Wen-Hsiung Chiu, Et. Al., Rezoning of Tax Parcel Nos. R7105 115 and 188, C-2 to RM-24; Apartments, 509 Buford Drive and 2200 Block of Azalea Drive, 17.87 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions As RM-24 and MU-R] [Planning Commission Recommendation: Approve with Conditions As - RM-24 and MU-R] {Action: Approved with Stipulations as RM-24 and MU-R Motion: Fosque Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

**2021-0742 RZM2021-00022**, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel Nos. R5126 180, 181, 182, 183, 184, and 185, M-1 and C-2 to R-TH; Townhouses, 660 Athens Highway, 3283, 3293, 3303, 3313 and 3333 Lake Carlton Road, 4.3 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [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}

**2021-0743 RZM2021-00023**, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel No. R5126 055, C-2 to R-TH, Townhouses, 650 Athens Highway, 1.23 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0744 RZM2021-00024**, Applicant: Rockhaven Homes, LLC, Owners: Cordos Holdings, LLC, Rezoning of Tax Parcel Nos. R5126 171, 172, 173, 174, 175, 176, 177, 178 and 179, M-1 to R-TH; Townhouses, 3296, 3306, 3316, 3326 and 3336 Lake Carlton Road, 3455, 3465, 3475 and 3485 Palmer Drive, 6.56 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [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}

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**VII. Public Hearing - Old Business**

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

**2021-0748 RZR2021-00019**, Applicant: Old Norcross Investments, Inc., Owners: Matthew R. and Elizabeth S. Heiden and Mark A. and Tammy L. Bishop, Rezoning of Tax Parcel Nos. R2003 048 and 086, RA-200 to OSC; Open Space Conservation Subdivision, 220 West Union Grove Circle and 240 West Union Grove Circle, 23.64 Acres. District 3/Watkins (Tabled on 7/27/2021) (Tabled to 8/24/2021) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**VIII. Public Hearing - New Business**

**1. Transportation/Lewis Cooksey**

**2021-0940 Approval** of incorporation into the Gwinnett County Speed Hump Program Willowwind Drive Portion 1. Total estimated cost is \$3,378.61. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval) {Action: Approved Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2. Buffer Reduction**

**2021-0868 BRD2021-00001**, Applicant: Alejandra K. Lackhan, Owner: Alejandra K. Lackhan, Tax Parcel No. R6019 072, Application for a Buffer Reduction from 75 feet to 37.5 feet, 3755 Zoar Road, 0.97 Acre. 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}

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**VIII. Public Hearing - New Business**

**2. Change in Conditions**

**2021-0883 CIC2021-00016**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Ariston MF Owner, LLC, Tax Parcel No. R7177 047, Change in Conditions of Zoning for Property Zoned MU-R, 2620 Mall of Georgia Boulevard, 10.53 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [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}

**3. Special Use Permit**

**2021-0869 SUP2021-00037**, Applicant: Yenmy Matos Reyes, Owner: 5 Rising Stars Real Estate LLC, Tax Parcel No. R6205 103, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor, 3083 Breckinridge Boulevard, Suite 170, 2.18 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}

**2021-0872 SUP2021-00038**, Applicant: Olumuyiwa Egunjobi, Owner: Behzad Khazraee, Tax Parcel No. R7005 354, Application for a Special Use Permit in a C-2 Zoning District for a Hookah Lounge, 1685 Old Norcross Road, Suite 200A, 1.72 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0873 SUP2021-00039**, Applicant: Efrain A. Chavarria, Owner: C.E. Smith, Tax Parcel No. R7028 005, Application for a Special Use Permit in a M-1 Zoning District for an Automobile and Truck Repair Shop (Renewal), 974 Buford Drive, 2.01 Acres. District 4/Fosque (Tabled on 7/27/2021) (Tabled to 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**VIII. Public Hearing - New Business**

**4. Rezonings**

**2021-0874 RZC2021-00013**, Applicant: Anderson, Tate, and Carr, P.C., Owner: Alpha Management Plus, LLC, Tax Parcel No. R6177 004, R-75 TO C-2, Convenience store with fuel pumps, 935 Pleasant Hill Road, 0.99 Acres. District 1/Carden **(Tabled on 7/27/2021) (Tabled to 8/24/2021) (Public hearing was not held)** [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/2/2021] **{Action: Tabled Motion: Carden Second: Ku Vote: Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

**2021-0875 RZM2021-00025**, Applicant: CKK Development Services, Owner: Jerry Garmon, Tax Parcel No. R5124 001, R-100 TO R-TH, Townhouses, 2873 Rosebud Road, 2.39 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}**

**2021-0876 RZM2021-00026**, Applicant: BH Affordable, LLC, Owner: BH Rivers Edge Acquisitions, LLC and Gerald and Christine Kopydlowski, Tax Parcel Nos. R5239 002, R5239 009, R5239 010 and R5239 019, RM-13 AND RA-200 TO RM-24, Apartments, 1395 Winder Highway and 1385 Highway 29, 20.02 Acres. District 3/Watkins and District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions As - RM-13] **{Action: Approved with Change as RM-13 Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

**2021-0879 RZR2021-00023**, Applicant: Andersen, Tate, and Carr, P.C., Owner: Robert and Diana Marsh, Tax Parcel Nos. R7024 002, R7024 035, and R7024 275, RA-200 TO R-60, Single-Family Subdivision, 950 Tullis Road and 1700 Block of Hood Road, 64.35 Acres. District 3/Watkins and District 4/Fosque **(Tabled on 7/27/2021) (Tabled to 8/24/2021) (Public hearing was not held)** [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/2/2021] **{Action: Tabled Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**



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

### **4. Rezonings**

**2021-0880 RZR2021-00024**, Applicant: Kingdom Builders, Owner: Paula Adriana Draganescu, Tax Parcel Nos. R3007 142 and R3007 155, RA-200 TO R-75, Single-Family Subdivision, 4625 and 4635 Spout Springs Road, 10.51 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}

**2021-0881 RZR2021-00025**, Applicant: Nick and Brothers, LLC, Owner: Nick and Brothers, LLC, Tax Parcel No. R2002 027, RA-200 TO R-100, Single-Family Residences, 3880 Fence Road, 8.45 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-0885 RZR2021-00026**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Expo Homes. LLC, Tax Parcel Nos. R5211 531, R5211 532, R5211 533, R5211 534, R5211 535, R5211 536 and R5211 537, R-75 TO R-TH, Townhouses, 245, 235, 225, 215, 205, 195, and 185 Sweetgum Road, 6.68 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [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}

## **IX. New Business**

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

**2021-0886 Ratification** of Plat Approvals for June 1, 2021, through June 30, 2021. {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

## **X. Comments from Audience**

## **XI. Adjournment**

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