



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

Public Hearing Agenda
Tuesday, August 24, 2021 - 7:00 PM

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

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Invocation:** August 17, 2021
- **Work Session:** August 17, 2021
- **Informal Presentation 11:00 a.m.:** August 17, 2021
- **Informal Business Discussion 12:00 p.m.:** August 17, 2021
- **Executive Session:** August 17, 2021
- **Business Session:** August 17, 2021
- **Informal Presentation 3:00 p.m.:** August 17, 2021

V. Announcements:

- **Proclamation:** Recognizing the Georgia Chapter of the American Foundation for Suicide Prevention
- **Proclamation:** Recognizing the Annual Duluth Fall Festival

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VI. 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) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 7/27/202) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-0874 RZC2021-00013, Applicant: Anderson, Tate, and Carr, P.C., Owner: Alpha Management Plus, LLC, Rezoning of 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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-0879 RZR2021-00023, Applicant: Andersen, Tate, and Carr, P.C., Owner: Robert and Diana Marsh, Rezoning of 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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

1. Change in Conditions

2021-1000 CIC2021-00017, Applicant: Five P. Venture LLC, Owner: Five P. Venture LLC, Tax Parcel No. R5047 406, Change in Conditions of Zoning for Property Zoned C-2, 2330 Lawrenceville Highway, 1.33 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1001 CIC2021-00018, Applicant: Rosemary Capital ACQCO, LLC, Owner: William J. Diehl, Tax Parcel No. R6010 004, Change in Conditions of Zoning for Property Zoned C-2, 8080 South Rockbridge Road, 7.0 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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VIII. Public Hearing - New Business

1. Change in Conditions

2021-1002 SUP2021-00050, Applicant: Rosemary Capital ACQCO, LLC, Owner: William J. Diehl Tax Parcel No. R6010 004, Application for a Special Use Permit in a C-2 Zoning District for a Recreational Vehicle Storage Lot, 8080 South Rockbridge Road, 7.0 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2. Special Use Permit

2021-1019 SUP2021-00041, Applicant: Aqua Blue Car Wash, Owner: Lawrenceville Duluth, LP, Tax Parcel No. R7033 256, Application for a Special Use Permit in a C-2 Zoning District for a Car Wash, 1097 Duluth Highway, 1.78 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1020 SUP2021-00043, Applicant: Christopher Ratiu, Owner: Christopher Ratiu, Tax Parcel No. R7133 004, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home, 1385 Rock Springs Road, 1.00 Acre. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1021 SUP2021-00044, Applicant: Johanna Reyes, Owner: Vanessa Khanh Phan, Tax Parcel No. R6190 005, Application for a Special Use Permit in a O-I Zoning District for a Daycare, 5162 Jimmy Carter Blvd., 0.34 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1022 SUP2021-00045, Applicant: Brand Real Estate Services, Inc., Owner: Prado Satellite, LLC, Tax Parcel No. R6232 055, Application for a Special Use Permit in a C-3 Zoning District for a Billiards Hall, 3360 Satellite Blvd., Suite 14, 3.92 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

2. Special Use Permit

2021-1023 SUP2021-00046, Applicant: Nadion Burton, Owner: Nadion Burton, Tax Parcel No. R4321 042, Application for a Special Use Permit in a R-100 Zoning District for a Personal Care Home, 3336 Lee Road, 3.14 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1024 SUP2021-00048, Applicant: SiaSim Investments, LLC, Owner: Shanaya Properties, LLC, and SiaSim Investments, LLC, Tax Parcel No. R7081 004A, Application for a Special Use Permit in a C-2 Zoning District for an Express Car Wash, 1855 Duluth Highway, 1.42 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1025 SUP2021-00049, Applicant: New World Capital, LLC, Owner: Buford Drive Self Storage, Tax Parcel No. R7091 335, Application for a Special Use Permit in a C-2 Zoning District for an Express Car Wash, 1865 Azalea Drive, 1.1 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1027 SUP2021-00040, Applicant: Lourdes Saray Gallegos, Owner: Lee Yang, LLC, Tax Parcel No. R5079 106, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor (Renewal), 1575 Lawrenceville Highway and 5000 Block of Sugarloaf Parkway, 10.17 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Rezoning

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

3. Rezonings

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions As TND]

2021-0884 RZC2021-00016, Applicant: RK Patel Holdings, LLC, Owner: RK Patel Holdings, LLC, Rezoning of Tax Parcel No. R6173 505, O-I to C-2, for a Grocery Store, 1022 Indian Trail Road, 0.75 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1004 RZC2021-00012, Applicant: Williams Teusink, LLC, Owner: Meers & Smallwood, LLC, Rezoning of Tax Parcel No. R6094 099, R-100 to C-2; for an Automobile Shop, 1100 Block of Rockbridge Road, 2.5 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1005 SUP2021-00042, Applicant: Williams Teusink, LLC, Owner: Meers & Smallwood, LLC, Tax Parcel No. R6094 099, Application for a Special Use Permit in a C-2 Zoning District for an Automobile Shop, 1100 Block of Rockbridge Road, 2.5 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1006 RZC2021-00017, Applicant: Lester Salinas, Owner: Luis Gavidia Vasquez, Rezoning of Tax Parcel No. R6177 010E, R-75 to C-1; for an Indoor Soccer Facility, 1055 Pleasant Hill Road, 1.29 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

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VIII. Public Hearing - New Business

3. Rezonings

2021-1007 SUP2021-00047, Applicant: Lester Salinas, Owner: Luis Gavidia Vasquez, Tax Parcel No. R6177 010E, Application for a Special Use Permit in a C-1 Zoning District for an Indoor Soccer Facility, 1055 Pleasant Hill Road, 1.29 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1008 RZC2021-00018, Applicant: LIDL US, LLC, Owner: Horizon Baptist Church Inc., Rezoning of Tax Parcel No. R7111 001, R-100 to C-2; for a Grocery Store, 2172 Lawrenceville Suwanee Road, 4.39 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1009 RZC2021-00019, Applicant: Carlos Antonez, Owner: Rigoberto and Brian Figueroa, Rezoning of Tax Parcel No. R6152 008, C-2 and R-75 to C-2; for a Tire Shop and Auto Repair, 3355 Lawrenceville Highway, 2.75 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1010 SUP2021-00052, Applicant: Carlos Antonez, Owner: Rigoberto and Brian Figueroa, Tax Parcel No. R6152 008, Application for a Special Use Permit in a C-2 Zoning District for a Tire Shop and Auto Repair, 3355 Lawrenceville Highway, 2.75 Acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1028 RZC2021-00015, Applicant: 2696 Suwanee Road, LLC, Owners: 2696 Suwanee Road, LLC and 2686 Lawrenceville-Suwanee Road, LLC, Rezoning of Tax Parcel Nos. R7127 009 and R7127 017, O-I to C-2; Medical and Retail Center, 2696 Lawrenceville-Suwanee Road and 2686 Lawrenceville-Suwanee Road, 1.56 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-0877 RZM2021-00027, Applicant: McKinley Homes, Owner: BrandsMart USA of GA, LLC, Rezoning of Tax Parcel No. R7146 039, C-2 to R-TH, Townhouses, 2900 Block of Buford Drive, 10.2 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

3. Rezonings

2021-1012 RZM2021-00029, Applicant: WP South Acquisitions, LLC, Owners: ADE 767, LLC, Tucker Mobile Homes, LLC and Tucker Mobile Home Estates, LLC, Rezoning of Tax Parcel Nos. R6139 030, R6139 067, R6139 003 and R6139 001, C-2 to RM-24; Multi Family Residential, 6100 Lawrenceville Highway, 6120 Lawrenceville Highway, 265 Pounds Drive and 221 Pounds Drive, 23.97 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions As RM-13] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1013 RZM2021-00030, Applicant: Cornerstone Baptist Church, Owner: Cornerstone Baptist Church, Rezoning of Tax Parcel No. R5138 121, R-100 to RM-24; Multi Family Residential, 1400 Grayson Highway, 10.25 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021]

2021-1014 RZM2021-00032, Applicant: Xander Property, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Suwanee Creek Development, Rezoning of Tax Parcel No. R7197 182, C-1 to R-TH; Townhouses, Intersection of Buford Highway and Suwanee Creek Road, 4.2 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0600 RZR2021-00015, Applicant: Corridor Development Inc., Owners: Roger, Joel and Janet Bailey, Rezoning of Tax Parcel Nos. R2003 014A, R2003 162 and R2003 279, RA-200 to OSC; Traditional Neighborhood Development (Buffer Reduction), 3140 Fence Road, 3107 Fence Road, and 3147 Bailey Road, 41.41 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0878 RZR2021-00022, Applicant: Nick and Brothers, LLC, Owner: Nick and Brothers, LLC, Rezoning of Tax Parcel No. R7222 004, RA-200 to R-100, Single-Family Residences, 3671 Hamilton Mill Road, 4.559 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

3. Rezonings

2021-0882 RZR2021-00028, Applicant: Alliance Engineering and Planning, Owner: Amazing Home Constructions, LLC, Rezoning of Tax Parcel No. R7024 001A, RA-200 to R-100, Single-Family Residences, 1698 Old Fountain Road and 1100 Block of Tullis Road, 2.84 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1015 RZR2021-00027, Applicant: Harborstone Properties, LLC, Owner: Omran Habib, Rezoning of Tax Parcel No. R6138 473, C-2 to R-TH; Townhouses, 5835 Lawrenceville Highway, 4.16 Acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1016 RZR2021-00029, Applicant: Boyce Group LLC, Owner: Geoffrey C. Boyce, Rezoning of Tax Parcel No. R2003 081, RA-200 to R-75; Single-Family Residences, 3517 Bailey Road, 3.13 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1018 RZR2021-00031, Applicant: Dorin Neacsu, Owner: Dorin Neacsu, Rezoning of Tax Parcel No. R7057 035, R-140 to R-100; Single Family Residences, 2621 Old Peachtree Road, 1.35 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-0935 Approval/authorization of a Resolution Consenting to the Deannexation of Tax Parcel R3006 009 from the City of Braselton. Subject to approval as to form by the Law Department. District 3/Watkins

2021-1011 RZC2021-00023, Applicant: Gwinnett County Board of Commissioners, Owner: VDC Development Group LLC, zoning of two portions of Tax Parcel No. R3006 009, O-I (City of Braselton) to O-I (Gwinnett County), 5900 Block of Thompson Mill Road, 0.113 acres and 0.437 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/2/2021]

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VIII. Public Hearing - New Business

3. Rezoning

2021-0934 Approval/authorization of a Resolution Consenting to the Deannexation of Tax Parcel R5236 001 from the City of Dacula. Subject to approval as to form by the Law Department. District 3/Watkins

2021-1017 RZR2021-00030, Applicant: Taylor Morrison of Georgia, LLC, Owner: The Labri Group, LP and Randall Keith Powell, Rezoning of Tax Parcel No. R5236 001, R-1400 (City of Dacula) to OSC (Gwinnett County); Single Family Residences, 1400 Block of Alcovy Road, 13.61 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

4. Planning & Development/Susan Canon

2021-1081 UDOA 2021-00003, an amendment to the Unified Development Ordinance of Gwinnett County, Section 220-40.6, entitled "Special Uses", and Table 230.4, entitled "Table of Permitted Uses", to delete billboard and oversized sign. Subject to approval as to form by the Law Department. [Planning Commission Recommendation: Approve]

2021-1080 SOA 2021-00001, an amendment to the Code of Ordinances of Gwinnett County Sections 78-101, 78-102, 78-104, 78-105, 78-107, 78-109, 78-112, 78-114, 78-114A, 78-115, and 78-119 of Chapter 78, entitled "Signs". Subject to approval as to form by the Law Department. [Planning Commission Recommendation: Approve]

IX. New Business

1. Planning & Development/Susan Canon

2021-1031 Ratification of Plat approvals for July 1, 2021 through July 31, 2021.

X. Comments from Audience

XI. Adjournment