



Official

Public Hearing Minutes

Tuesday, August 24, 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

{Action: Approved Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes} Move Items 2021-1081 & 2021-1080 to New Business as Number 1

Approval of Amended Agenda

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

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

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 [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}

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 8/24/2021) (Tabled to 9/28/2021) (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}

2021-0460 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 8/24/2021) (Tabled to 9/28/2021) (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}

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 8/24/2021) (Tabled to 9/28/2021) (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}

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 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Carden Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 8/24/2021) (Tabled to 9/28/2021) (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}

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 8/24/2021) (Tabled to 9/7/2021) (Public hearing was held) [Planning Department Recommendation: Deny] [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}

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VIII. Public Hearing - New Business

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

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

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] {Action: Approved with Change Motion: Fosque Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-No; Watkins-Yes; Fosque-Yes}

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

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

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

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

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] **{Action: Remand Back to the Planning Commission Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

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] **{Action: Denied without Prejudice Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

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

VIII. Public Hearing - New Business

2. Special Use Permit

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] {Action: Approved with Stipulations Motion: Carden Second: Ku Vote: 5-0; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Stipulations Motion: Fosque Second: Ku Vote: 4-0; Hendrickson-Yes; Carden-Out of Room; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

4. 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] {Action: Denied without Prejudice Motion: Watkins Second: Ku Vote: 3-2; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-No}

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4. 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] {Action: Approved with Stipulations as TND Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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4. Rezoning

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (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}

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VIII. Public Hearing - New Business

4. Rezoning

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (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}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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] {Action: Approved with Change Motion: Carden Second: Ku Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-No}

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As RM-13] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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4. Rezonings

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 (Tabled on 8/24/2021) (Tabled to 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/7/2021] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

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

VIII. Public Hearing - New Business

4. Rezonings

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

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

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] {Action: Approved with Change Motion: Ku Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

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

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4. Rezonings

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

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 (Tabled on 8/24/2021) (Tabled to 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/2/2021] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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

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

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IX. New Business

1. Planning & Development/Susan Canon

2021-1031 Ratification of Plat approvals for July 1, 2021 through July 31, 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: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}