



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, September 28, 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:** September 21, 2021
- **Work Session:** September 21, 2021
- **Informal Presentation 11:00 a.m.:** September 21, 2021
- **Informal Business Discussion 12:00 p.m.:** September 21, 2021
- **Executive Session:** September 21, 2021
- **Business Session:** September 21, 2021
- **Informal Presentation 3:00 p.m.:** September 21, 2021

V. Announcements:

- **Proclamation:** Recognizing the Black Women's Association of Sugar Hill

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VI. 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) (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 8/24/2021) (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 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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

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

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1. Planning & Development/Susan Canon

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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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 (Tabled on 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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 (Tabled on 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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 (Tabled on 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1009 RZC2021-00019, Applicant: Carlos Antunez, 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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

2021-1010 SUP2021-00052, Applicant: Carlos Antunez, 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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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 (Tabled on 8/24/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions As R-TH]

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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As RM-13] [Planning Commission Recommendation: Deny]

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1. Planning & Development/Susan Canon

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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

VII. Public Hearing - New Business

1. Transportation/Lewis Cooksey

2021-1138 Approval of incorporation into the Gwinnett County Speed Hump Program Roberts Street. Total estimated cost is \$19,831.98. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval)

2. Buffer Reduction

2021-1151 BRD2021-00002, Applicant: Lidl US Operations, LLC, Owner: 4990 JC Blvd. LLC, Tax Parcel No. R6169 064, Buffer Reduction for Property Zoned C-2 for a Grocery Store, 4990 Jimmy Carter Boulevard, 2.98 Acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Change in Conditions

2021-1153 CIC2021-00020, Applicant: Latin Realty & Management, Owner: Latin Realty & Management, Tax Parcel No. R7001 009, Change in Conditions of Zoning for Property Zoned O-I, 2897 Cruse Road, 0.58 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1154 CIC2021-00021, Applicant: TPA Residential, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: McGinnis Ferry Apartment Owner, LLC, Tax Parcel No. R7127 011, Change in Conditions of Zoning for Property Zoned RM-24, 2700 Block of McGinnis Ferry Road, 19.7 Acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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4. Special Use Permit

2021-1155 SUP2021-00053, Applicant: Estella Lucero, Owner: Rafat Shaikh, Tax Parcel No. R5101 179, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor, 2944 Rosebud Road Suite A, 4.96 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1156 SUP2021-00055, Applicant: Cecilyn Murray-Barrett, Owner: Cecilyn Murray-Barrett, Tax Parcel No. R4318 034, Application for a Special Use Permit in a R-100 Zoning District for a Community Living Arrangement, 3214 Lee Road, 1 Acre. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1173 SUP2021-00057, Applicant: Susan C. Sreng, Owner: Sain Holdings, LLC, Tax Parcel No. R6208 101, Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor, 3775 Venture Drive Suite C201, 8.87 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1174 SUP2021-00058, Applicant: Chris Bowen, Owner: Buford Hamilton, LLC, Tax Parcel No. R1001 468, Application for a Special Use Permit Renewal in a C-2 Zoning District for a Tattoo Parlor, 3421 Ridge Road, Suite C102, 4.95 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

5. Rezonings

2021-1157 RZC2021-00020, Applicant: Hyun and Cristina Kim, Owner: Hyun and Cristina Kim, Rezoning of Tax Parcel No. R7160 010, R-75 and R-100 to O-I for a Dental Office, 2729 Duluth Highway, 0.87 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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VII. Public Hearing - New Business

5. Rezoning

2021-1158 RZC2021-00021, Applicant: Reside Partners, LLC c/o Andersen, Tate & Carr, P.C., Owners: Mansour Properties, LLC, Lifestyle Family, LP, John W. Bailey, Rubin Lanksy, et. al., and The Lansky Partnership, LP, Rezoning of Tax Parcel Nos. R7146 050, R7146 031, R7146 001 and R7146 007, C-2 and RA-200 to MU-R for a Mixed Use Development, 1213 Laurel Crossing Pkwy, 2620 Mall of Georgia Boulevard, 2900 Buford Drive, and 2900 Block of Buford Drive, 18.19 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

2021-1159 RZM2021-00031, Applicant: Banyan Street/GAP Satellite Place 600 Owner, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Banyan Street/GAP Satellite Place 600 Owner, LLC, Rezoning of Tax Parcel No. R6206 033, C-2 to HRR for a High-Rise Residential Development, 3175 Satellite Boulevard, 4.3 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1160 RZM2021-00033, Applicant: Avention Companies c/o Andersen, Tate & Carr, P.C. Owners: Ruth H. Yancey and Suzan Wu, et. al., Rezoning of Tax Parcel Nos. R7104 008 and R7105 052, R-100 to RM-24 for a Multi-Family Residential Development, 1224 Old Peachtree Road and 2400 Block of Buford Drive, 16.51 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1161 RZM2021-00034, Applicant: TPA Residential, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: BCLS Capital, LLC, Rezoning of Tax Parcel Nos. R7157 030 and R7157 102, C-2 and M-1 to HRR for a High-Rise Residential Development, 6610 Sugarloaf Parkway and 6630 Sugarloaf Parkway, 7.38 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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VII. Public Hearing - New Business

5. Rezoning

2021-1162 RZM2021-00035, Applicant: Beazer Homes, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: The Lanksy Partnership, LLLP, David Werber, Martin Werber, and David Werber and Martin Werber as co-executors of the estate of Mildred Werber, Rezoning of Tax Parcel No. R7148 006, R-100 to R-TH for Townhouses, 800 Block of Rock Springs Road, 54 Acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

2021-1163 RZR2021-00032, Applicant: Angela Utayev, Owner: Angela Utayev, Rezoning of Tax Parcel No. R7184 003, RA-200 to R-100 for a Single Family Detached Residential Development, 2577 Kilgore Road, 2.87 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1164 RZR2021-00033, Applicant: Nelson Rodriguez c/o Alliance Engineering and Planning, LLC, Owner: Nelson Rodriguez, Rezoning of Tax Parcel No. R1003 149, R-140 to R-100 for a Single Family Detached Residential Development, 3425 Thompson Mill Road, 2.02 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1165 RZR2021-00034, Applicant: Ion Buta c/o Alliance Engineering and Planning, LLC, Owner: Ion Buta, Rezoning of Tax Parcel No. R7180 012, RA-200 to R-100 for a Single Family Detached Residential Development, 3200 Block of Camp Branch Road, 4.68 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1166 RZR2021-00035, Applicant: David Pearson Communities c/o Andersen, Tate & Carr, P.C., Owner: Anne Mazzawi, Rezoning of Tax Parcel No. R5067 003, R-100 to R-60 for a Single Family Detached Residential Development, 1788 Temple Johnson Road, 38.89 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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VII. Public Hearing - New Business

5. Rezoning

2021-1167 RZR2021-00036, Applicant: Kummathi Chennakesava Reddy c/o Andersen, Tate & Carr, P.C., Owner: Kummathi Chennakesava Reddy, Rezoning of Tax Parcel No. R1002 087, RA-200 to R-75 for a Single Family Detached Residential Development, 2627 Sardis Way, 6.71 Acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

2021-1168 RZR2021-00037, Applicant: Grey Phoenix, LLC, Owner: Grey Phoenix, LLC, Rezoning of Tax Parcel Nos. R4318 005, R4318 045 and R4318 051, R-100 to R-75 for a Single Family Detached Residential Development, 3072 Lee Road, 3082 Lee Road, and 3052 Lee Road, 18.73 Acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1169 RZR2021-00038, Applicant: Randy Matheny, Owner: Mardis Shackelford, Rezoning of Tax Parcel No. R7018 004, RA-200 to R-100 for a Single Family Detached Residential Development, 2367 Rabbit Hill Circle, 1.49 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1170 RZR2021-00039, Applicant: Marley Construction, LLC, Owner: Diana Delatour, Rezoning of Tax Parcel No. R5266 005A, RA-200 to R-75 for a Single Family Detached Residential Development, 1357 Ewing Chapel Road, 17.32 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Approve with Conditions As R-100]

2021-1171 RZR2021-00040, Applicant: 1200 Ozora Road, LLC c/o Andersen, Tate & Carr, P.C., Owner: 1200 Ozora Road, LLC, Rezoning of Tax Parcel No. R5228 001, R-100 to OSC for a Single Family Detached Residential Development, 1200 Ozora Road, 54.77 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

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VII. Public Hearing - New Business

5. Rezoning

2021-1152 CIC2021-00019, Applicant: Park Place Boulevard Investments, Inc., Owner: Park Place Boulevard Investments, Inc., Tax Parcel No. R6060 074, Change in Conditions of Zoning for Property Zoned C-2, 1990 West Park Place Boulevard, 2.68 Acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

6. Planning & Development/Susan Canon

2021-1177 UDOA2021-00004, an amendment to the Unified Development Ordinance of Gwinnett County, section 100-90, entitled "Duties of the Department of Planning and Development", to clarify the Department's role in variance applications and section 270-20, entitled "Zoning Ordinance Text and Map Amendments", regarding Planning Commission Recommendations; and other purposes. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Tabled - Date: 10/4/2021]

VIII. New Business

1. Planning & Development/Susan Canon

2021-1175 Ratification of Plat approvals for August 1, 2021 through August 31, 2021.

IX. Comments from Audience

X. Adjournment