



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, October 26, 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:** October 19, 2021
- **Work Session:** October 19, 2021
- **Informal Presentation 11:00 a.m.:** October 19, 2021
- **Informal Business Discussion 12:00 p.m.:** October 19, 2021
- **Executive Session:** October 19, 2021
- **Business Session:** October 19, 2021
- **Informal Presentation 3:00 p.m.:** October 19, 2021

V. Announcements:

- **Proclamation:** Red Ribbon Week, October 23-31, 2021
- **Proclamation:** Recognizing the Mountain Park Community Association
- **Proclamation:** International Pronouns Day, October 20, 2021
- **Proclamation:** Recognizing the Georgia Redistricting Alliance

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VI. Old Business

2021-1152 CIC2021-00019, Applicant: Park Place Boulevard Investments, Inc., Owner: Park Place Boulevard Investments, Inc.; Tax Parcel No. R6060 074; 1990 West Park Place Boulevard; Change in Conditions of Zoning for Property Zoned C-2; 2.68 acres. District 3/Watkins (Tabled on 9/28/2021) (Public hearing was held) [Planning Department Recommendation: Deny] [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; 1900 Block of West Park Place Boulevard and 2000 Block of Bermuda Road; Change in Conditions of Zoning for Property Zoned C-2; 13.57 acres. District 2/Ku and 3/Watkins (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1154 CIC2021-00021, Applicant: TPA Residential, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: McGinnis Ferry Apartments Owner, LLC; Tax Parcel No. R7127 011; 2700 Block of McGinnis Ferry Road; Change in Conditions of Zoning for Property Zoned RM-24; 19.67 acres. District 1/Carden (Tabled on 9/28/2021) (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; 5300 Block of Stone Mountain Highway and 1900 Block of Rockbridge Road; Application for a Special Use Permit in a C-2 Zoning District for a new Self-Storage Facility (Climate-Controlled); 1.08 acres. District 2/Ku (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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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; 974 Buford Drive; Application for a Special Use Permit in a M-1 Zoning District for an Automobile and Truck Repair Shop (Renewal); 2.01 acres. District 4/Fosque (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1004 RZC2021-00012, Applicant: Williams Teusink, LLC, Owner: Meers & Smallwood, LLC; Rezoning of Tax Parcel No. R6094 099; 1100 Block of Rockbridge Road; R-100 to C-2 for an Automobile Shop and Photography Studio; 2.54 acres. District 2/Ku (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1005 SUP2021-00042, Applicant: Williams Teusink, LLC, Owner: Meers & Smallwood, LLC; Tax Parcel No. R6094 099 and 003A; 1122 Rockbridge Road and 1100 Block of Rockbridge Road; Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop; 3.44 acres. District 2/Ku (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1006 RZC2021-00017, Applicant: Lester Salinas, Owner: Luis Gavidia Vasquez; Rezoning of Tax Parcel No. R6177 010E; 1055 Pleasant Hill Road; R-75 to C-1 for a Recreation and Entertainment Facility (Indoor); 1.29 acres. District 1/Carden (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1007 SUP2021-00047, Applicant: Lester Salinas, Owner: Luis Gavidia Vasquez; Tax Parcel No. R6177 010E; 1055 Pleasant Hill Road; Application for a Special Use Permit in a C-1 Zoning District for a Recreation and Entertainment Facility (Indoor); 1.29 acres. District 1/Carden (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VII. 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; 3355 Lawrenceville Highway; C-2 and R-75 to C-2 for an Automobile Repair Shop and Tire Store; 2.71 acres. District 4/Fosque (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1010 SUP2021-00052, Applicant: Carlos Antunez, Owner: Rigoberto and Brian Figueroa; Tax Parcel No. R6152 008; 3355 Lawrenceville Highway; Application for a Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop and Tire Store; 2.71 acres. District 4/Fosque (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1157 RZC2021-00020, Applicant: Hyun and Cristina Kim, Owner: Hyun and Cristina Kim; Rezoning of Tax Parcel No. R7160 010; 2729 Duluth Highway; R-75 and R-100 to O-I for a Medical Office or Clinic - Dental; 0.87 acres. District 1/Carden (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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; 1213 Laurel Crossing Parkway, 2620 Mall of Georgia Boulevard, 2900 Buford Drive, and 2900 Block of Buford Drive; C-2 and RA-200 to MU-R for a Mixed-Use Development; 18.19 acres. District 4/Fosque (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1013 RZM2021-00030, Applicant: Cornerstone Baptist Church c/o Andersen, Tate & Carr, P.C., Owner: Cornerstone Baptist Church; Rezoning of Tax Parcel No. R5138 121; 1400 Grayson Highway; R-100 to RM-24 for Apartments; 10.25 acres. District 3/Watkins (Tabled on 9/28/2021) (Public hearing was not held) [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; 6610 Sugarloaf Parkway and 6630 Sugarloaf Parkway; C-2 and M-1 to HRR for Apartments; 7.38 acres. District 1/Carden (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

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; 800 Block of Rock Springs Road; R-100 to R-TH for Townhouses; 54 acres. District 1/Carden (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

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; 1788 Temple Johnson Road; R-100 to R-60 for a Single-Family Detached Subdivision; 38.89 acres. District 3/Watkins (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

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; 2627 Sardis Way; RA-200 to R-75 for a Single-Family Residential Subdivision; 6.71 acres. District 4/Fosque (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Approve with Conditions As R-100]

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VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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; 1200 Ozora Road; R-100 to OSC for a Single-Family Detached Subdivision; 54.77 acres. District 3/Watkins (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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. (Tabled on 9/28/2021) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

1. Transportation/Lewis Cooksey

2021-1258 Approval of incorporation into the Gwinnett County Speed Hump Program Country Downs Drive. Total estimated cost is \$23,210.59. This project is funded by the 2014 SPLOST program. (Staff Recommendation: Approval)

2. Buffer Reduction

2021-1267 BRD2021-00003, Applicant: Sami Freiji/SAMI, LLC, Owner: Angie Lin/Abby Iron Doors, LLC; Tax Parcel No. R6184 001; 4400 Steve Reynolds Boulevard; Buffer Reduction for Property Zoned M-1 for a Warehouse; 10.20 acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

3. Change in Conditions

2021-1257 CIC2021-00022, Applicant: Hillside 20 Tract, LLC, Owner: Hillside 20 Tract, LLC; Tax Parcel No. R5137 019; 1655 Grayson Highway; Change in Conditions of Zoning for Property Zoned C-2; 2.91 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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VIII. Public Hearing - New Business

3. Change in Conditions

2021-1264 CIC2021-00023, Applicant: 30 AIP Hamilton Mill, LLC, Owner: Hamilton Village, LLC; Tax Parcel No. R1001 024B; 2759 Hamilton Mill Road; Change in Conditions of Zoning for Property Zoned C-2; 4.87 acres. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1265 CIC2021-00024, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning, Owners: Daniel Clyde Martin and Wallace F. Martin; Tax Parcel Nos. R5206 002, 003, and 018; 787 and 800 Block of Springlake Road and 163 Sweetgum Road; Change in Conditions of Zoning for Property Zoned TND, 67.5 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1266 CIC2021-00026, Applicant: Carter Engineering Consultants, Inc., Owner: Atlanta Bethel Church, Inc.; Tax Parcel No. R7147 009; 955 Rock Springs Road; Change in Conditions of Zoning for Property Zoned R-75; 11.76 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

4. Special Use Permit

2021-1026 SUP2021-00051, Applicant: Austin Harris, Owner: F & B Group, LLC; Rezoning of Tax Parcel No. R7080 077; 2320 Satellite Boulevard, Suite 130; Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor; 2.59 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1172 SUP2021-00056, Applicant: Aldo Sixtos, Owner: Kun Han Kim; Tax Parcel No. R5018 254; 2570 Lawrenceville Highway; Application for a Special Use Permit (Renewal) in a C-2 Zoning District for Automobile Sales and Related Service; 1 acre. District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 12/7/2021]

VIII. Public Hearing - New Business

4. Special Use Permit

2021-1260 SUP2021-00061, Applicant: ZNF Holdings, LLC dba C3 Wheel Repair Specialist, Owner: William Abrams; Tax Parcel No. R6182 008; 1320 Pleasant Hill Road, Suite B; Application for a Special Use Permit in a C-2 Zoning District for Automobile Wheel Customization, Modification and Rebuilding; 3.08 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1261 SUP2021-00062, Applicant: Umar Mirza, Owner: Umar Mirza; Tax Parcel No. R6054 256; 4132 Stone Mountain Highway; Application for a Special Use Permit in a C-2 Zoning District for Automobile Sales; 0.96 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1021 SUP2021-00044, Applicant: Johanna Reyes, Owner: Vanessa Khanh Phan; Tax Parcel No. R6190 005; 5162 Jimmy Carter Boulevard; Application for a Special Use Permit in a O-I Zoning District for a Daycare Facility; 0.34 acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

5. Rezonings

2021-1268 RZC2021-00024, Applicant: Mirela Uruc, Owner: Nicoleta Uruc; Rezoning of Tax Parcel No. R7028A039; 531 Braselton Highway; R-100 to C-2 for a Medical Office; 0.85 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1176 RZM2021-00036, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Charles S. Wilder, Jr., Twin Lakes Management Corporation, Phyllis G. Davis, Gwincraft Home, Inc., and CSW Management Group, LLLP; Rezoning of Tax Parcel Nos. R5015 327, R5015 335, R5015 009, R5015 317, R5015 180, R5016 002, R5016 002A, R5016 002B, R5016 084 and R5016 086; 2804 Lawrenceville Highway, 3046 Lawrenceville Highway, 2750 Lawrenceville Highway, 2700 Lawrenceville Highway, 2905 Rosehill Drive, 2925 Rosehill Drive, 2900 Block of Rosehill Drive, 230 Saratoga Drive, and 2884 Valley Springs Drive; R-75, O-I, C-2, RZT, R-TH TO R-TH for Townhouses; 37.2 acres. District 2/Ku and 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

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VIII. Public Hearing - New Business

5. Rezonings

2021-1262 RZM2021-00037, Applicant: Walker Anderson Homes, LLC, c/o Mahaffey Pickens Tucker, LLP, Owner: Matthew/Lawrenceville Highway, LLC; Rezoning of Tax Parcel No. R6138 001; 5764 Lawrenceville Highway; C-1 to R-TH for Townhouses; 5.08 acres. District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1263 RZM2021-00038, Applicant: Peau Investments, LLC, Owner: Peau Investments, LLC; Rezoning of Tax Parcel No. R1001 454; 3567 Sardis Church Road; RA-200 to R-TH for Townhouses; 3.16 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1269 RZM2021-00039, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning, Owners: Parkland Communities, LLC and Sandra Kenney; Rezoning of Tax Parcel Nos. R5084 012 and 013; 3440 and 3460 Sugarloaf Parkway; R-TH to RM-13 for Apartments; 9.99 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1270 RZM2021-00040, Applicant: Kaplan Residential, LLC c/o Andersen, Tate & Carr, P.C., Owner: Jerome Hulsey; Rezoning of Tax Parcel No. R5125 028; 800 Block of Athens Highway; C-2 and R-SR to R-TH for Townhouses; 21.08 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1271 RZM2021-00041, Applicant: The Bainbridge Companies, Owner: Autumn Vista Acquisition, LLC; Rezoning of Tax Parcel No. R7077 001; 1500 Block of Boggs Road; RM-13 to R-TH for Townhouses; 18.55 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/1/2021]

2021-1272 RZM2021-00042, Applicant: Sohel Dhanani, Owner: Real Property Resources Inc.; Rezoning of Tax Parcel No. 7198 004A; 1602 Buford Highway; C-1 to R-TH for a Single-Family Detached Subdivision; 1.29 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

5. Rezoning

2021-1273 RZR2021-00041, Applicant: Rockhaven Homes, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: Joel Bruce Aderhold, Bobby Glenn Aderhold, and Nine Hundred No Nine, LLC; Rezoning of Tax Parcels Nos. R4247 010 and 351; 1650 and 1670 Knight Circle; R-100 to OSC for a Single-Family Detached Subdivision; 33.45 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1274 RZR2021-00042, Applicant: Radovic Permits, LLC, Owner: Lida Velasquez; Rezoning of Tax Parcel No. R1004 121; 3898 Ridge Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 7.06 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

6. Planning & Development/Susan Canon

2021-1285 Approval/request of TSP2021-00001, Applicant: CitySwitch II-A, LLC, Owner: Andrew Joe Pruitt, Tax Parcel No. R3001 003, Telecommunications Tower in a RA-200 Zoning District, 3625 Hog Mountain Road, 4.95 Acres. District 3/Watkins (Staff Recommendation: Approval with Conditions)

IX. New Business

1. Planning & Development/Susan Canon

2021-1276 Ratification of Plat approvals for September 1, 2021 through September 30, 2021.

X. Comments from Audience

XI. Adjournment