



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, December 14, 2021 - 7:00 PM

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

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Announcements:

- **Proclamation:** Georgia Recreation and Park Association State Volunteer of the Year Award – Gwinnett Summer Food Service Program
- **Proclamation:** Recognizing Salvation Army Day

V. 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 10/26/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 10/26/2021) (Public hearing to be continued) [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 10/26/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 10/26/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1303 SUP2021-00063, Applicant: ADEVCO Corporation, Owners: North Bay Avalon, LLLP; Tax Parcel Nos. R5131 256 and 257; 469 Athens Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 2.66 acres. District 3/Watkins (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

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 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [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 Lansky, 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 11/16/2021) (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 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

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1. Planning & Development/Susan Canon

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 10/26/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

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 (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 11/16/2021) (Public hearing was not held) [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 (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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1. Planning & Development/Susan Canon

2021-1344 RZM2021-00044, Applicant: CKK Development Services, Owners: Cordos Vinicius, Rusu Alexandru, and 3480 Lake Carlton Trust; Rezoning of Tax Parcel Nos. 5126 025, 034, and 042; 3410, 3450, and 3480 Lake Carlton Road; R-100 to R-TH for Townhouses; 22.01 acres. District 3/Watkins (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2021-1355 RZM2021-00046, Applicant: Sterling Development, LLC c/o Alliance Engineering and Planning, LLC, Owner: Redland Creek Associates II, LLC; Rezoning of Tax Parcel No. R5082 195; 100 Block of Lawrenceville Suwanee Road; C-2 to RM-24 for Apartments; 10.93 acres. District 4/Fosque (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1357 CIC2021-00030, Applicant: Sterling Development, LLC c/o Alliance Engineering and Planning, LLC, Owner: Redland Creek Associates II, LLC; Tax Parcel No. R5082 195; 100 Block of Lawrenceville Suwanee Road; Change in Conditions of Zoning for Property Zoned C-2; 1.25 acres. District 4/Fosque (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1345 SUP2021-00070, Applicant: Sterling Development, LLC c/o Alliance Engineering and Planning, LLC, Owner: Redland Creek Associates II, LLC; Tax Parcel No. R5082 195; 100 Block of Lawrenceville Suwanee Road; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 1.25 acres. District 4/Fosque (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2021-1359 RZR2021-00046, Applicant: CasGwyn Construction, LLC c/o Andersen, Tate & Carr, P.C., Owner: James P. Baskin; Rezoning of Tax Parcel No. R5188 006; 2766 Camp Mitchell Road; R-100 to TND for a Single-Family Detached Subdivision; 13.47 acres. District 3/Watkins (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

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V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1361 RZR2021-00048, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP, Owner: Charles L. Arnold; Rezoning of Tax Parcel Nos. R5202 002, 057, 060, 075 and 193; 1273, 1283, 1293, 1343, and 1200 Block of Bowman Road; R-100 to OSC for a Single-Family Detached Subdivision; 28.62 acres. District 3/Watkins (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1362 RZR2021-00049, Applicant: DVC, LLC, Owners: Larry Nash, Barbara Cox Mahaffey, and Nell Cox Nash; Rezoning of Tax Parcels Nos. R5327 025 and 035; 2311 and 2331 Harbins Road; RA-200 to OSC for a Single-Family Detached Subdivision; 47 acres. District 3/Watkins (Tabled on 11/16/2021) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

VI. Public Hearing - New Business

1. Change in Conditions

2021-1458 CIC2021-00032, Applicant: Buford Hospitality, LLC, Owner: Buford Hospitality, LLC; Tax Parcel No. R7176 009; 3230 Financial Center Way; Change in Conditions of Zoning for Property Zoned C-2; 2.68 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2021-1459 CIC2021-00033, Applicant: Outdoor Communication Structures, Inc., Owner: Outdoor Communications Structures, Inc.; Tax Parcel No. R3002 042; 2289 East Rock Quarry Road; Change in Conditions of Zoning for Property Zoned C-2; 18.02 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2021-1348 SUP2021-00064, Applicant: Tuong Nguyen, Owner: TKP Group, LLC; Tax Parcel No. R6195A001; 6139 Oakbrook Parkway, Suite C; Application for a Special Use Permit in a C-2 Zoning District for a Tattoo Parlor; 0.6 acres. District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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VI. Public Hearing - New Business

2. Special Use Permit

2021-1453 SUP2021-00069, Applicant: Dr. Markeita Edwards, Owner: Dr. Markeita Edwards; Tax Parcel No. R4321 044; 3421 Lee Road; Special Use Permit in a R-100 Zoning District for a Place of Worship; 3.43 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1455 SUP2021-00072, Applicant: Reginald Crayton, Owner: Ziven Properties, LLC; Tax Parcel Nos. R6208 077 & 105; 3634 East Liddell Road and 3600 Block of Shackelford Road; Special Use Permit in a C-2 Zoning District for a Car Wash; 1.11 acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

2021-1456 SUP2021-00073, Applicant: Akram Abdelmasih, Owner: Royal Brothers Properties, Inc.; Tax Parcel No. R6053 167; 3670 Hewatt Court; Special Use Permit in a C-2 Zoning District for an Automobile Body Repair and Painting; 0.48 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1457 SUP2021-00074, Applicant: Jeremiah Schmiede, Owner: Sola Fide Evangelical Lutheran Church; Tax Parcel No. R5087 146; 1367 Webb Gin House Road; Special Use Permit in a R-100 Zoning District for a Daycare Facility; 10.01 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Rezoning

2021-1461 RZC2021-00025, Applicant: JLB Partners, LLC, Owner: Executive Committee-Baptist Convention; Rezoning of Tax Parcel No. R7122 005; 6405 Sugarloaf Parkway; R-100, O-I, and C-2 to MU-R for a Mixed-Use Development; 40.45 acres. District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

2021-1462 RZM2021-00047, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning, LLC; Owner: Kenneth W. Edwards, Sr.; Rezoning of Tax Parcel No. R5268 009; 2053 Alcovy Road; RA-200 to R-TH for Townhouses; 8.76 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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3. Rezoning

2021-1463 RZM2021-00049, Applicant: Grayson Development, LLC, c/o Mahaffey Pickens Tucker, LLP, Owner: Grayson Development, LLC; Rezoning of Tax Parcel No. R5164 008; 2945 Loganville Highway; C-2 and R-100 to R-TH for Townhouses; 13.58 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

2021-1460 RZR2021-00052, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning, LLC., Owners: Christopher and Jean Tran; Rezoning of Tax Parcel No. R5009 002A; 2810 Mountain View Road; R-100 to R-60 for a Single-Family Detached Subdivision; 7.86 acres. District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/4/2022]

VII. New Business

1. Planning & Development/Susan Canon

2021-1434 Ratification of Plat approvals for November 1, 2021 through November 30, 2021.

VIII. Comments from Audience

IX. Adjournment