



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

Official

Public Hearing Minutes

Tuesday, January 25, 2022 - 7:00 PM

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III,
Marlene M. Fosque

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairwoman

III. Approval of Agenda

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

IV. Approval of Minutes:

- **Invocation:** January 18, 2022
- **Work Session:** January 18, 2022
- **Informal Presentation 11:00 a.m.:** January 18, 2022
- **Informal Business Discussion:** January 18, 2022
- **Executive Session:** January 18, 2022
- **Business Session:** January 18, 2022
- **Informal Presentation 3:00 p.m.:** January 18, 2022

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

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1623 (Formerly GCID 20210460) **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 1/25/2022**) (**Tabled to 2/1/2022**) (**Public hearing was held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2021-1620 (Formerly GCID 20211344) **RZM2021-00044**, Applicant: CKK Development Services, Owners: Cordos Vinicius, Rusu Alexandru, and 3480 Lake Carlton Trust; Rezoning of Tax Parcel Nos. R5126 025, 034, and 042; 3410, 3450, and 3480 Lake Carlton Road; R-100 to R-TH for Townhouses; 22.01 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] **{Action: Approved with Change Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2021-1643 (Formerly GCID 20211455) **SUP2021-00072**, Applicant: Reginald Crayton, Owner: Ziven Properties, LLC; Tax Parcel Nos. R6208 077 and 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 (**Tabled on 1/25/2022**) (**Tabled to 2/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] **{Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2021-1624 (Formerly GCID 20211158) **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 1/25/2022**) (**Tabled to 2/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [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}**

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1646 (Formerly GCID 20211461) **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 (**Tabled on 1/25/2022**) (**Tabled to 2/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1625 (Formerly GCID 20211161) **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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Approved with Change Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1627 (Formerly GCID 20211162) **RZM2021-00035**, Applicant: Beazer Homes, LLC c/o Mahaffey Pickens Tucker, LLP, Owners: The Lansky 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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1648 (Formerly GCID 20211463) **RZM2021-00049**, Applicant: Grayson Development, LLC, c/o Mahaffey Pickens Tucker, LLP, Owner: Grayson Development, LLC; Rezoning of Tax Parcel No. R5164 008; 3195 Loganville Highway; C-2 to R-TH for Townhouses; 13.58 acres. District 3/Watkins (**Tabled on 1/25/2022**) (**Tabled to 2/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1621 (Formerly GCID 20211359) **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 1/25/2022) (Tabled to 2/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1638 (Formerly GCID 20211362) **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 1/25/2022) (Tabled to 2/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1645 (Formerly GCID 20211460) **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: Deny] {Action: Denied without Prejudice Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2022-0044 CIC2022-00001, Applicant: 6590 Sugarloaf Investments, LLC, c/o Andersen, Tate & Carr, P.C., Owner: Blue Panther Development, LLC., Tax Parcel No. R7122 185; 6590 Sugarloaf Parkway; Change in Conditions of Zoning for Property Zoned C-2, 1.63 acres, District 1/Carden (**Tabled on 1/25/2022**) (**Tabled to 2/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] **{Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2022-0045 CIC2022-00004, Applicant: Timothy and Yenhua Pugh, Owner: Yenhua Shen Pugh, Tax Parcel No. R7183 003B; 3495 Hamilton Mill Road; Change in Conditions of Zoning for Property Zoned O-I, 0.83 acres, District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2. Special Use Permit

2022-0042 SUP2022-00002, Applicant: 6555 McDonough Partners, LLC c/o Troutman Pepper Hamilton Sanders, Owner: 6555 McDonough Partners, LLC, Tax Parcel No. R6194 194; 6555 McDonough Drive; Special Use Permit in a M-1 Zoning District for Truck and Trailer Rental, 5.04 acres, District 2/Ku [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2022-0043 SUP2022-00003, Applicant: Sylanna Williams, Owner: Sylanna Williams, Tax Parcel No. R5123 045; 2450 Rosebud Road; Special Use Permit in a R-100 Zoning District for a Personal Care Home, 2.44 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}**

VI. Public Hearing - New Business

2. Special Use Permit

2022-0058 SUP2021-00071, Applicant: Tonya Alston, Owner: Mountain East, LLC; Tax Parcel No. R6059 009; 2165 West Park Court, Suite I; Special Use Permit in a M-1 Zoning District for a Daycare Facility; 3.73 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}

3. Rezoning

2022-0050 RZM2022-00001, Applicant: Brand Properties, LLC, c/o Alliance Engineering and Planning, Owner: Sugarloaf InfraProp Hwy85, LLC; Rezoning of Tax Parcel No. R7114 236; 2730 Sever Road; O-I to RM-24 for Apartments; 9.96 acres. District 1/Carden (Tabled on 1/25/2022) (Tabled to 2/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/1/2022] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0046 RZR2022-00001, Applicant: Brenda Correa, Owner: Brenda Correa; Rezoning of Tax Parcel No. R5014 051; 2796 Oak Road; M-1 to R-75 for a Single-Family Detached Residence; 0.51 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Out of Room; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0047 RZR2022-00002, Applicant: T&B, LLC, Owner: T&B, LLC; Rezoning of Tax Parcel No. R7060 007; 2253 Old Peachtree Road; RA-200 to R-100 for a Single Family Detached Residential Subdivision; 9.47 acres. District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0048 RZR2022-00003, Applicant: Atlas Development, Owner: L. Burl Duncan; Rezoning of Tax Parcel No. R1002 031; 2694 Thompson Mill Road; RA-200 to R-100 for a Single Family Detached Subdivision; 3.63 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: 4-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Out of Room}

VI. Public Hearing - New Business

3. Rezoning

2022-0049 RZR2022-00005, Applicant: David Pearson Communities, Inc. c/o Andersen, Tate & Carr, P.C., Owner: Hugh N. Mazzawi Trust; Rezoning of Tax Parcel No. R5097 002; Smith Road, Loganville; R-100 to OSC for a Single-Family Detached Subdivision; 41.0 acres. District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VII. New Business

2022-0059 Ratification of Plat approvals for December 1, 2021 through December 31, 2021. {Action: Approved Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VIII. Comments from Audience

IX. Adjournment

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