



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, February 22, 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:** February 15, 2022
- **Work Session:** February 15, 2022
- **Informal Presentation 11:00 a.m.:** February 15, 2022
- **Informal Business Discussion:** February 15, 2022
- **Executive Session:** February 15, 2022
- **Business Session:** February 15, 2022
- **Informal Presentation 3:00 p.m.:** February 15, 2022
- **Strategic Planning Session:** February 16-18, 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

2021-1622 (Formerly GCID 20210454) **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 2/22/2022) (Tabled to 4/26/2022) (Public hearing was not 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}

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 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Carden 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice 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, 031, 001, and 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 2/22/2022) (Tabled to 3/22/2022) (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 2/22/2022**) (**Tabled to 3/22/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1659 (Formerly GCID 20210935) **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 (**Tabled on 2/22/2022**) (**Tabled to 6/28/2022**) (**Public hearing was not held**) {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2021-1660 (Formerly GCID 20211011) **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 2/22/2022**) (**Tabled to 6/28/2022**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Watkins Second: Fosque 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 [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}

2022-0050 RZM2022-00001, Applicant: Brand Properties, c/o Alliance Engineering and Planning, Owner: Sugarloaf InfraProp Hwy85, LLC; Rezoning of Tax Parcel No. R7114 236; 2370 Sever Road; O-I to RM-24 for Apartments; 9.96 acres. District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

V. 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Remand Back to the Planning Commission April 2022 Meeting Motion: Watkins Second: Ku 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 Parcel 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 2/22/2022) (Tabled to 3/15/2022) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions As R-100] [Planning Commission Recommendation: Approve with Conditions As - R-100] {Action: Tabled Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2022-0138 CIC2022-00002, Applicant: Thomas Eye Medical Properties, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Overlook at Huntcrest, LLC; Tax Parcel No. R7155 518; 1465 Satellite Boulevard; Change in Conditions of Zoning for Property Zoned MU-R; 3.56 acres; District 1/Carden (Tabled on 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0141 CIC2022-00005, Applicant: Kevin & J Company c/o Hilliard Starkey Law; Owner: Lowell Property Management, LLC; Tax Parcel No. R7044 233; 1330 Capital Circle; Change in Conditions of Zoning for Property Zoned M-1; 1.94 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}

VI. Public Hearing - New Business

2. Rezoning

2022-0143 RZC2022-00004, Applicant: L Murphy, LLC c/o Mahaffey Pickens Tucker LLP; Owners: Jimmie Tullis, Diana Tullis, Mary Ellen Tullis, and Genia Lanza; Rezoning of Tax Parcel No. R1001 025; 2787 Hamilton Mill Road; RA-200 to C-2 for a Self-Storage Facility, Retail, and Restaurant; 5.05 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0144 SUP2022-00005, Applicant: L Murphy, LLC c/o Mahaffey Pickens Tucker LLP; Owners: Jimmie Tullis, Diana Tullis, Mary Ellen Tullis, and Genia Lanza; Tax Parcel No. R1001 025; 2787 Hamilton Mill Road; Special Use Permit in a Proposed C-2 Zoning District for a Self-Storage Facility; 5.05 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0146 RZC2022-00005, Applicant: Ruby Lee; Owners: Lynda Li Trust and Shen Tsou-Han; Rezoning of Tax Parcel Nos. R5016 022, 023, and 068; 2871 and 2885 Lawrenceville Highway; C-2 and R-75 to MU-C for a Mixed-Use Development; 10.68 acres; District 4/Fosque (Tabled on 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0147 RZM2022-00002, Applicant: Taylor Morrison of Georgia c/o Mahaffey Pickens Tucker, LLP; Owners: Jerry Singleton, Jeff Singleton, Clifford Singleton, Kathy Singleton, Teena Broadnax, Lee Broadnax, Chandler Broadnax, Teena Barrett, Ronald Barrett, Chad Barrett, Vince Burton, Kristy Burton, Jesse Burton, and Joan Carolyn Livsey; Rezoning of Tax Parcel No. R5163 012; 295 Hoke O'Kelly Mill Road; R-100 to R-TH for a Single-Family Detached Subdivision; 38.88 acres; District 3/Watkins (Tabled on 2/22/2022) (Tabled to 4/26/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As OSC] [Planning Commission Recommendation: Tabled - Date: 4/11/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

2. Rezoning

2022-0152 RZM2022-00003, Applicant: Fall Leaf Residential, LLC c/o Andersen, Tate & Carr, P.C.; Owners: Paul O'Shield and Deborah O'Shield; Rezoning of Tax Parcel No. R3001 050; 2978 Hog Mountain Road; RA-200 to R-TH for Townhouses; 6.5 acres; District 3/Watkins (Tabled on 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions As R-75] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0153 RZM2022-00005, Applicant: Shelton McNally Real Estate Partners, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Ingles Markets, Inc.; Rezoning of Tax Parcel No. R6040 158; 5100 Annistown Road; C-2 to R-TH for Townhouses; 19.31 acres; District 3/Watkins (Tabled on 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-0142 RZR2022-00007, Applicants: Stephen and Elaine Sulser; Owners: Stephen and Elaine Sulser; Rezoning of Tax Parcel No. R5188 075; 2981 Berry Road; R-100 to RA-200 for an Equestrian Facility; 2.5 acres; District 3/Watkins (Tabled on 2/22/2022) (Tabled to 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/1/2022] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VII. New Business

1. Planning & Development/Susan Canon

2022-0154 Ratification of Plat approvals for January 1, 2022 through January 31, 2022. {Action: Approved Motion: Ku Second: Carden 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}