



Public Hearing Agenda

Tuesday, April 26, 2022 - 7:00 PM

I. Call To Order, Invocation, Pledge to Flag

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Invocation:** April 19, 2022
- **Work Session:** April 19, 2022
- **Informal Presentation 11:00 a.m.:** April 19, 2022
- **Informal Business Discussion 12:00 p.m.:** April 19, 2022
- **Executive Session:** April 19, 2022
- **Business Session:** April 19, 2022
- **Informal Presentation 3:00 p.m.:** April 19, 2022

V. Announcements:

- **Proclamation:** Adopt a Shelter Pet Day, April 30, 2022
- **Proclamation:** Apraxia Awareness Day, May 14, 2022
- **Award Presentation:** Celebrating Gwinnett Science Award Winner Paul Baisier
- **Proclamation:** Recognizing the Gwinnett NAACP Youth Council
- **Proclamation:** Recognizing Law Day, May 1, 2022
- **Proclamation:** Celebrating Afterschool Professionals Appreciation Week, April 25-29, 2022

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1622 (Formerly GCID 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 2/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 3/22/2022) (Public hearing was held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1646 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; 40.46 acres; District 1/Carden (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0281 RZC2021-00005, Applicant: New Saigon Plaza, LLC c/o Andersen, Tate & Carr, P.C.; Owner: New Saigon Plaza, LLC; Rezoning of Tax Parcel No. R6169 008A; 4773 Jimmy Carter Boulevard; O-I to C-2 for a Self-Storage Facility and Retail; 2.85 acres; District 2/Ku (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2022-0282 SUP2022-00015, Applicant: New Saigon Plaza, LLC c/o Andersen, Tate & Carr, P.C.; Owner: New Saigon Plaza, LLC; Tax Parcel No. R6169 008A; 4773 Jimmy Carter Boulevard; Special Use Permit in a Proposed C-2 Zoning District for a Self-Storage Facility; 2.85 acres; District 2/Ku (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2022-0288 RZC2022-00007, Applicant: WF Sugar Hill, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Estate of Jenifer Scott; Rezoning of Tax Parcel No. R7339 014; 5892 Suwanee Dam Road; C-1 to C-2 for a Car Wash; 0.80 acres; District 1/Carden (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0289 SUP2022-00010, Applicant: WF Sugar Hill, LLC c/o Andersen, Tate & Carr, P.C.; Owners: Estate of Jenifer Scott, Jennifer Antrobus, Susan Coltman, and Henry Johnson; Tax Parcel Nos. R7339 014 and 085; 5892 Suwanee Dam Road and 5922 Cumming Highway; Special Use Permit in a Proposed C-2 Zoning District for a Car Wash; 1.29 acres; District 1/Carden (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as OSC] [Planning Commission Recommendation: Approve with Conditions as OSC]

2022-0152 RZM2022-00003, Applicant: Fall Leaf Residential, LLC, c/o Andersen, Tate & Carr, P.C.; Owners: Paul and Deborah O'Shield; Rezoning of Tax Parcel No. R3001 050; 2978 Hog Mountain Road; RA-200 to R-TH for a Townhouses; 6.5 acres; District 3/Watkins (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as R-75] [Planning Commission Recommendation: Approve with Conditions as Requested (R-TH)]

2022-0292 RZM2021-00048, Applicant: Ben Istoc; Owner: Ben Istoc; Rezoning of Tax Parcel Nos. R5050 002 and 029; 40 Patterson Road; C-1 and C-2 to R-TH for Townhouses; 2.02 acres; District 4/Fosque (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2022-0300 RZM2022-00006, Applicant: Rich-West Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Rich-West Properties, LLC and Timothy Harrison; Rezoning of Tax Parcel Nos. R6153 067, 067A, 096, and 104; 3075, 3079, and 3069 Lawrenceville Highway and 490 James Road; R-75 and R-TH to R-TH for Townhouses; 15.19 acres; District 4/Fosque (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as TND] [Planning Commission Recommendation: Approve with Conditions as Requested (R-TH)]

2022-0295 RZR2022-00008, Applicant: Stanley Martin Homes, LLC c/o Andersen, Tate & Carr, P.C.; Owner: The Estate of Elizabeth A. Neustadt; Rezoning of Tax Parcel No. R7104 016; 1414 Old Peachtree Road; R-100 to TND for a Traditional Neighborhood Development; 40.0 acres; District 4/Fosque (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0296 RZR2022-00009, Applicant: H.S. Randall c/o Alliance Engineering and Planning; Owners: Vicki Bowen St Clair, DDW Real Estate Holdings LLC, and James Walton; Rezoning of Tax Parcel Nos. R5182 035, R5183 431, and R5203 221; 1210 New Hope Road; R-100 to TND for a Traditional Neighborhood Development; 53.46 acres; District 3/Watkins (Tabled on 3/22/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VII. Public Hearing - New Business

1. Transportation/Lewis Cooksey

2022-0384 Approval of incorporation of McCord Livsey Road into the Gwinnett County Speed Hump Program. Total estimated cost is \$16,453.37. This project is funded by the 2017 SPLOST Program. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

VII. Public Hearing - New Business

2. Change in Conditions

2022-0399 CIC2022-00007, Applicant: Iftikhar Rauf; Owner: Salim Jiwa; Tax Parcel No. R7033 088; 1106 Duluth Highway; Change in Conditions of Zoning for Property Zoned C-2; 0.63 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0400 SUP2022-00007, Applicant: Iftikhar Rauf; Owner: Salim Jiwa; Tax Parcel No. R7033 088; 1106 Duluth Highway; Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop; 0.63 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0401 CIC2022-00008, Applicant: Fatih Aydin c/o Karen Quintanilla; Owner: L and T Family, LLC; Tax Parcel No. R7176 070; 1825 Mall of Georgia Boulevard, Suites B and B1; Change in Conditions of Zoning for Property Zoned C-2; 1.92 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0406 CIC2022-00006, Applicant: Venus USA, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Venus USA, LLC; Tax Parcel No. R7152 003; 274 Old Peachtree Road; Change in Conditions of Zoning for Property Zoned C-2; 2.31 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0407 CIC2022-00010, Applicant: The Davis Group c/o Mahaffey Pickens Tucker, LLP; Owner: SBR Properties, LLC; Tax Parcel Nos. R7132 026 and 002; 2465 Buford Drive and 2500 Block of Buford Drive; Change in Conditions of Zoning for Property Zoned C-2; 10.25 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0408 SUP2022-00017, Applicant: The Davis Group c/o Mahaffey Pickens Tucker, LLP; Owner: SBR Properties, LLC; Tax Parcel Nos. R7132 026 and 002; 2465 Buford Drive and 2500 Block of Buford Drive; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 10.25 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

3. Special Use Permit

2022-0398 SUP2022-00013, Applicant: Strata Tech Education Group; Owner: Toco Properties, Inc; Tax Parcel No. R6061 109; 1475 East Park Place Blvd; Special Use Permit in a C-2 Zoning District for a Trade School; 7.96 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

3. Special Use Permit

2022-0403 SUP2022-00016, Applicant: Michelle Eason; Owner: MM Parker Court Associates, LLC; Tax Parcel No. R6062 252; 1899 Parker Court; Special Use Permit in a M-1 Zoning District for a Kennel and Pet Grooming Facility (Renewal); 1.13 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0404 SUP2022-00019, Applicant: American Pet Resorts, LLC; Owner: Buford Drive Storage LLC; Tax Parcel No. R7091 341; 1867 Azalea Drive; Special Use Permit in a C-2 Zoning District for Kennel and Pet Boarding with Outdoor Dog Runs and Pens; 2.59 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0405 SUP2022-00022, Applicant: Shafqat A. Chatha; Owner: Shafqat A. Chatha; Tax Parcel No. R6125 014; 4155 Arcadia Industrial Circle; Special Use Permit in a M-1 Zoning District for an Automobile Body and Repair Shop (Renewal); 1.00 acre; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

4. Rezonings

2021-1656 (Formerly GCID 2021-0874) **RZC2021-00013**, Applicant: Alpha Management Plus, LLC c/o Andersen, Tate & Carr, P.C.; Owners: Alpha Management Plus, LLC, Cain & Mayhue Properties, Inc., and Cory Daniels; Rezoning of Tax Parcel Nos. R6177 003, 004, and 332; 935 Pleasant Hill Road; R-75 to C-1 for a Multi-Tenant Retail Building with Convenience Store and Fuel Pumps; 5.41 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1621 (Formerly GCID 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 Traditional Neighborhood Development; 13.47 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0402 RZM2022-00004, Applicant: Related Development, LLC c/o Andersen, Tate & Carr, P.C.; Owner: North Metro First Baptist Church; Rezoning of Tax Parcel Nos. R7105 042 and R7132 013; 950 and 1026 Old Peachtree Road; R-140 to RM-24 for Apartments; 51.96 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions as RM-13] [Planning Commission Recommendation: Approve with Conditions as Requested (RM-24)]

VII. Public Hearing - New Business

4. Rezonings

2022-0410 RZC2022-00012, Applicant: 105 PIB Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Paul M. Caudill; Rezoning of Tax Parcel No. R6158 008; 851 Beaver Ruin Road; O-I to C-2 for a Self-Storage Facility; 4.30 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0411 SUP2022-00018, Applicant: 105 PIB Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Paul M. Caudill; Tax Parcel No. R6158 008; 851 Beaver Ruin Road; Special Use Permit in a Proposed C-2 Zoning District for a Self-Storage Facility; 4.30 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0412 RZM2022-00007, Applicant: Middleburg Communities, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Rita G. Knowlton; Rezoning of Tax Parcel No. R7103 006; 1558 Old Peachtree Road; R-100 to R-TH for a Single-Family Residential and Townhouses; 13.41 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0413 RZR2022-00006, Applicant: Middleburg Communities, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Rita G. Knowlton; Rezoning of Tax Parcel No. R7103 006; 1558 Old Peachtree Road; R-100 to TND for a Traditional Neighborhood Development; 31.31 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

2022-0414 RZM2022-00008, Applicant: ContraVest Development Partners c/o Andersen, Tate and Carr, P.C.; Owners: Linda Haney Shields, Barbara Fricks and Heaven Stone Hotel Group, LLC; Rezoning of Tax Parcel Nos. R7176 006, 007 and 042; 3130, 3160 and 3172 Financial Center Way; R-100 and C-2 to HRR for Apartments; 11.38 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0415 RZM2022-00010, Applicant: Crogan Street, LLC; Owner: Marta A. Sosa; Rezoning of Tax Parcel No. R5100 014; 3132 Rosebud Road; O-I to R-TH for Townhouses; 4.27 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/3/2022]

VII. Public Hearing - New Business

4. Rezonings

2022-0416 RZM2022-00011, Applicant: Gwinnett Housing Corp. c/o Thompson, O'Brien, Kappler & Nasuti, PC; Owner: Gwinnett Housing Corp.; Rezoning of Tax Parcel Nos. R5124 003 and 004; 2785 and 2805 Rosebud Road; R-100 to R-TH for Townhouses; 8.02 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0417 RZM2022-00012, Applicant: Parkland Communities, Inc. c/o Alliance Engineering and Planning; Owner: Virginia Matthews Cloudt; Rezoning of Tax Parcel No. R5084 039; 3535 Sugarloaf Parkway; R-75 to RM-13 for Apartments; 5.23 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0409 RZR2022-00010, Applicant: Daniel Humphries; Owner: Stephen Moore; Rezoning of Tax Parcel No. R1002 255; 2880 Hosch Valley Road; RA-200 to R-100 for a Single-Family Residence; 2.10 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

5. Planning & Development/Susan Canon

2022-0452 Approval of CRC2021-00001, Applicant: Precision Planning, Inc.; Owner: Mike Phelps; Tax Parcel Nos. R7341 260, 261, 263 264 and 273, R7342 003, 008, 009, and 010; 126 and 160 Ramey Road, 5686, 5696 and 5699 Kennedy Road; Metropolitan River Protection Act Certificate of Development for Property Zoned R-100 for a Single-Family Detached Residential; 80.7 acres; District 1/Carden (Staff Recommendation: Approval)

VIII. New Business

1. Planning & Development/Susan Canon

2022-0418 Ratification of Plat approvals for March 1, 2022 through March 31, 2022.

IX. Comments from Audience

X. Adjournment