



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, June 28, 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:** June 21, 2022
- **Work Session:** June 21, 2022
- **Informal Presentation 11:00 a.m.:** June 21, 2022
- **Informal Business Discussion 12:00 p.m.:** June 21, 2022
- **Executive Session:** June 21, 2022
- **Business Session:** June 21, 2022
- **Informal Presentation 3:00 p.m.:** June 21, 2022

V. Announcements:

- **Proclamation:** Recognizing African American Bone Marrow Awareness Month
- **Proclamation:** Celebrating Parks and Recreation Month
- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Spring Graduates

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VI. Old Business

1. Planning & Development/Susan Canon

2022-0500 CIC2022-00014, Applicant: Pioli PSG, LLC; Owner: Pioli PSG, LLC; Tax Parcel Nos. R7124 107 and 110; 1000 Block of Old Peachtree Road; Change in Conditions of Zoning for Property Zoned MU-R; 18.65 acres; District 1/Carden (Tabled on 5/24/2022) (Public hearing was held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0505 RZM2022-00016, Applicant: The Residential Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Edward Sudderth, John and Julia Jay, Timothy and Kristen Doane, Domingo Uribe, Natalie Ishee, Austin Lolley, and Jesse Gormsen; Rezoning of Tax Parcel Nos. R7339 001, 002, 003, 004A, 004B, 040, 073, 077, and 116; 5800 Block of Henry Bailey Road, 300 Block of Kendrix Road, and 5700 Block of Cumming Highway; R-100 to RM-24 for Apartments; 20.37 acres; District 1/Carden (Tabled on 5/24/2022) (Public hearing was held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0512 RZM2022-00013, Applicant: Rosebud 78 Land, LLC; Owners: Rosebud 78 Land, LLC and Christ United Church of Gwinnett Inc.; Rezoning of Tax Parcel Nos. R5124 017 and 021; 2864 and 2872 Rosebud Road; R-100 to R-TH for Townhouses; 6.18 acres; District 3/Watkins (Tabled on 5/24/2022) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. 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 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0407 CIC2022-00010, Applicant: The Davis Group c/o Mahaffey Pickens Tucker, LLP; Owner: SBR Properties, LLC; Tax Parcel Nos. R7132 002 and 026; 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 (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2022-0408 SUP2022-00017, Applicant: The Davis Group c/o Mahaffey Pickens Tucker, LLP; Owner: SBR Properties, LLC; Tax Parcel Nos. R7132 002 and 026; 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 (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 and 900 Block of Bob Hannah Circle; R-75 to C-1 for a Multi-Tenant Retail Building with Convenience Store and Fuel Pumps; 5.41 acres; District 1/Carden (Tabled on 4/26/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2021-1659 (Formerly GCID 2021-0935) **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) (Public hearing was not held)

2021-1660 (Formerly GCID 2021-1011) **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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VII. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 5/24/2022) (Public hearing on 4/26/22 to be continued) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 Detached Subdivision and Townhouses; 13.41 acres; District 4/Fosque (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 5/24/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VIII. Public Hearing - New Business

1. Support Services/Angelia Parham

2022-0685 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of approximately 11,892 square feet (0.273 acre) of right of way formerly used as a public road known as Wycliffe Way, located in Land Lot 26 of the 6th Land District, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2. Change in Conditions

2022-0654 CIC2022-00015, Applicant: Barry J. Hunter; Owner: Barry J. Hunter; Tax Parcel No. R3007A163; 2205 Duncans Shore Drive; Change in Conditions of Zoning for Property Zoned R-100; 1.01 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

2. Change in Conditions

2022-0655 SUP2022-00023, Applicant: Barry J. Hunter; Owner: Barry J. Hunter; Tax Parcel No. R3007A163; 2205 Duncans Shore Drive; Special Use Permit in a R-100 Zoning District for an Accessory Building; 1.01 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0669 CIC2022-00017, Applicant: 3900 Steve Reynolds Blvd LLC; Owner: 3900 Steve Reynolds Blvd LLC; Tax Parcel Nos. R6202 019 and 035; 3900 Steve Reynolds Boulevard and 1510 Pavilion Place; Change in Conditions of Zoning for Property Zoned M-1; 16.64 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permit

2022-0653 SUP2022-00027, Applicant: Bruce Johnston; Owner: National RV Indoor Centers; Tax Parcel No. R5240 001; 1400 Hurricane Shoals Road; Special Use Permit in a M-1 Zoning District for Recreational Vehicle Service; 7.54 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0666 SUP2022-00028, Applicant: Sabri Sabri; Owner: Sabri Sabri; Tax Parcel No. R6152 080; 3545 Lawrenceville Highway; Special Use Permit in a C-2 Zoning District for an Automobile Repair Shop; 0.73 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0667 SUP2022-00029, Applicant: Jazmin Alderete; Owner: Alan Ensari; Tax Parcel No. R6208 007; 3750 Venture Drive, Suite A9; Special Use Permit in a C-2 Zoning District for a Tattoo Parlor (Microblading); 16.68 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0668 SUP2022-00030, Applicant: Eunice and Valeriu Pamfile; Owner: Eunice and Valeriu Pamfile; Tax Parcel No. R7106 415; 2130 Azalea Drive; Special Use Permit in a R-100 Zoning District for a Family Personal Care Home; 1.37 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

4. Rezoning

2022-0658 RZC2022-00014, Applicant: 1813 Pounds Road, LLC c/o Reginald A. Hudspeth, LLC; Owner: 1813 Pounds Road, LLC; Rezoning of Tax Parcel No. R6077 006F; 1813 Pounds Road; R-100 to C-1 for Retail, Office, and Adult Day Care; 5.60 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0659 RZC2022-00017, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: BD 2651 Satellite Boulevard II, LLC; Rezoning of Tax Parcel No. R7079 008; 2651 Satellite Boulevard; M-1 and RA-200 to MU-R for a Mixed-Use Development; 3.79 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0660 RZM2022-00018, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: BD 2651 Satellite Boulevard II, LLC; Rezoning of Tax Parcel No. R7079 008; 2651 Satellite Boulevard; M-1 and RA-200 to RM-24 for Apartments; 36.31 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0661 RZC2022-00018, Applicant: GMI1, Inc. c/o Andersen, Tate & Carr, PC; Owners: David K. and Maria C. Giang, Daniel W. Williams, and GMI1, Inc.; Rezoning of Tax Parcel Nos. R6188 017, 360, and 361; 5624, 5634, and 5644 Singleton Road; O-I and R-75 to C-1 for Retail Development with Fuel Pumps; 3.59 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0673 RZC2022-00019, Applicant: Krist Biba; Owner: Bulldog Property Investors, LLC; Rezoning of Tax Parcel No. R5155 090; 2500 Block of Loganville Highway; C-1 to C-2 for a Self-Storage Facility; 3.47 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0674 SUP2022-00031, Applicant: Krist Biba; Owner: Bulldog Property Investors, LLC; Tax Parcel No. R5155 090; 2500 Block of Loganville Highway; Special Use Permit in a proposed C-2 Zoning District for a Self-Storage Facility; 3.47 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

4. Rezoning

2022-0675 RZC2022-00020, Applicant: David Barker; Owner: William H. Irwin Trust, Sherri Dixon - Executor; Rezoning of Tax Parcel No. R7168 005; 3012 McGinnis Ferry Road; R-100 to C-2 for Restaurant/Retail; 0.78 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0676 RZC2022-00021, Applicant: PC Holcomb Investments, LLC c/o Andersen, Tate and Carr, P.C.; Owner: Beaver SAT, LLC; Rezoning of Tax Parcel No. R6211 003; 1900 Block of Beaver Ruin Road and 4800 Block of Satellite Boulevard; O-I to C-1 for a Convenience Store with Fuel Pumps; 0.85 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0677 RZC2022-00022, Applicant: Mousy Holdings, LLC; Owner: Mousy Holdings, LLC; Rezoning of Tax Parcel No. R6257 014A; 2621 Pittman Circle; R-75 to C-2 for Truck Sales and Service; 0.92 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0678 SUP2022-00032, Applicant: Mousy Holdings, LLC; Owner: Mousy Holdings, LLC; Tax Parcel No. R6257 014A; 2621 Pittman Circle; Special Use Permit in a proposed C-2 Zoning District for Truck Sales and Service; 0.92 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0662 RZM2022-00019, Applicant: Anthony L. Duncan; Owner: Thurgood Construction, Inc.; Rezoning of Tax Parcel Nos. R6050 353, 354, and 355; 2520, 2530, and 2540 Highpoint Road; O-I to R-TH for Townhouses; 3.35 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0663 RZM2022-00021, Applicant: McGinnis Ferry Development Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Peachtree Road Baptist Church, Inc.; Rezoning of Tax Parcel No. R7152 001; 142 Old Peachtree Road; RA-200 to RM-24 for Apartments; 14.58 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

4. Rezoning

2022-0679 RZM2022-00022, Applicant: Ken Wood, PEC+; Owners: Kathy T. Carey and Kenneth L. Thompson, Executors of the Will of Evelyn T. Thompson, and as Successor Trustees of the Trust of A.L. Thompson; Rezoning of Tax Parcel No. R7075 008, 016, and 086; 1537 and 1587 Herrington Road; R-100 to R-TH for Townhouses; 9.11 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0680 RZM2022-00023, Applicant: Ken Wood, PEC+; Owners: Kathy T. Carey and Kenneth L. Thompson, Executors of the Will of Evelyn T. Thompson, and as Successor Trustees of the Trust of A.L. Thompson; Rezoning of Tax Parcel No. R7075 006; 1557 Herrington Road; M-1 to R-TH for Townhouses; 3.00 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0656 RZR2022-00011, Applicant: Yahya Khalid Siddiq c/o Mahaffey Pickens Tucker, LLP; Owner: TKS Real Estate, LLC; Rezoning of Tax Parcel Nos. R3002 059, 060, and 061; 1854, 1864, and 1874 Pine Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 7.01 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0657 RZR2022-00014, Applicant: Eastwood Homes, LLC c/o Andersen, Tate & Carr, PC; Owner: Mary P. Landress; Rezoning of Tax Parcel No. R4247 005; 1758 Virgil Moon Road; RA-200 to OSC for a Single-Family Detached Subdivision; 33.48 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0670 RZR2022-00016, Applicant: Gwinnett County Habitat for Humanity, Inc. c/o Alliance Engineering and Planning; Owner: Mary Petrich; Rezoning of Tax Parcel Nos. R6158B005, 006, 007, 008, and 009; 4300 Block of Vernon Street, 4400 Block of Vernon Street, and 4363 Shady Drive; R-75 to R-TH for a Single-Family Detached Subdivision; 5.10 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

2022-0671 RZR2022-00017, Applicant: Ridgeline Land Planning, Inc.; Owner: Bernard A. McCallister; Rezoning of Tax Parcel No. R2001 015; 1022 Auburn Road; RA-200 to TND for a Traditional Neighborhood Development; 19.10 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions as OSC] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

VIII. Public Hearing - New Business

4. Rezoning

2022-0672 RZR2022-00018, Applicant: Grouse 78, LLC; Owner: Carolyn Gilleland; Rezoning of Tax Parcel No. R5005 002; 3055 Springdale Road; R-100 to TND for a Traditional Neighborhood Development; 11.02 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/5/2022]

IX. New Business

1. Planning & Development/Susan Canon

2022-0681 Ratification of Plat approvals for May 1, 2022 through May 31, 2022.

X. Comments from Audience

XI. Adjournment