



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

V. Public Hearing – Unified Development Ordinance

1. Planning & Development/Susan Canon

2022-0841 Approval/request to hold a public hearing to obtain public comment on a proposed amendment to the Unified Development Ordinance (UDO) Title 2: Land Use and Zoning, Chapter 220 Overlay Zoning Districts and to amend the Official Gwinnett County Zoning Map.

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 6/28/2022) (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 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 6/28/2022) (Public hearing was not held) [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 a Retail Development with Fuel Pumps; 3.59 acres; District 2/Ku (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 6/28/2022) (Public hearing was not held) [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 6/28/2022) (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 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 (Tabled on 6/28/2022) (Public hearing was not held) [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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/2/2022]

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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as OSC] [Planning Commission Recommendation: Approve with Conditions as OSC]

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 (Tabled on 6/28/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/2/2022]

VII. Public Hearing - New Business

1. Change in Conditions

2022-0824 CIC2022-00016, Applicant: Ensite Civil Consulting, LLC; Owner: Parkhaven Partners, LLC; Tax Parcel No. R6062 017B; 4925 Stone Mountain Highway; Change in Conditions of Zoning for Property Zoned R-TH; 26.74 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0834 CIC2022-00019, Applicant: Veronica Ilenre; Owner: Veronica Ilenre; Tax Parcel No. R5052 023; 478 Patterson Road; Change in Conditions of Zoning for Property Zoned R-100; 1.05 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permit

2022-0820 SUP2022-00004, Applicant: 250 Grayson New Hope Road Trust; Owner: Gustavo Sandoval Lopez; Tax Parcel No. R5168 058; 250 Grayson New Hope Road; Special Use Permit in a RA-200 Zoning District for a Special Events Hall; 12.87 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0821 SUP2022-00026, Applicant: Dream Classic Limousine LLC; Owner: Atkinson Arbors LLC; Tax Parcel No. R7074 582; 1590 Atkinson Road, Suite 106; Special Use Permit in a M-1 Zoning District for a Limousine Service; 7.42 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0822 SUP2022-00033, Applicant: North Gwinnett Church Preschool; Owner: North Gwinnett Baptist Church; Tax Parcel No. R7288 008; 4973 West Price Road; Special Use Permit in a R-75 Zoning District for a Day Care Facility; 8.81 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Special Use Permit

2022-0823 SUP2022-00034, Applicant: Stein Investment Group c/o Mahaffey Pickens Tucker, LLP; Owner: Douglas N. McCurdy; Tax Parcel No. R6019 008; 3860 Centerville Rosebud Road; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 1.56 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0829 SUP2022-00035, Applicant: SMVS; Owners: Waymon and Libbie C. Dodd and Lessie Clayton POA Libbie C. Dodd; Tax Parcel Nos. R7141 003 and 006; 2731 Camp Branch Road and 2756 Pucketts Mill Road; Special Use Permit in a RA-200 Zoning District for a Place of Worship; 8.29 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2022-0830 SUP2022-00036, Applicant: Alcides Duran Estevez; Owner: Moro Trucking LLC; Tax Parcel No. R5019 014; 195 Huff Drive; Special Use Permit in a M-1 Zoning District for a Truck and Vehicle Storage Lot; 45.14 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/2/2022]

2022-0831 SUP2022-00038, Applicant: Resilience Business Capital c/o Alliance Engineering and Planning; Owner: Oscar Udoji; Tax Parcel No. R6053 109; 3761 Stone Mountain Highway; Special Use Permit in a C-2 Zoning District for Automobile Sales and Related Service; 0.94 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0832 SUP2022-00039, Applicant: Capstone Construction, LLC c/o Alliance Engineering and Planning; Owner: Capstone Construction, LLC; Tax Parcel Nos. R5016 019 and 029; 2925 and 2945 Lawrenceville Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 4.57 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Special Use Permit

2022-0833 SUP2022-00040, Applicant: Costa Oil c/o Weissman, PC; Owner: ECA Buligo Tree Trail Partners, LP; Tax Parcel No. R6186 098; 1315 Indian Trail Lilburn Road; Special Use Permit in a C-2 Zoning District for an Automobile Lubrication Facility; 1.04 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Rezonings

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0826 RZC2022-00023, Applicant: Exclusive Wear, LLC c/o Andersen, Tate & Carr, P.C.; Owner: JPC Properties, Inc.; Rezoning of Tax Parcel No. R7073 033; 1695 Duluth Highway; O-I to C-1 for a Retail Building; 0.81 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0827 RZM2022-00024, Applicant: Brand Properties c/o Andersen, Tate & Carr, P.C.; Owners: Marie Meeks, Co-Executor of the Estate of Shirley Cooper, Karen Tullis Nicholson, Executor of the Estate of Judy Tullis, and Darla Everett, Executor of the Estate of Opal Bruce; Rezoning of Tax Parcel Nos. R7073 001, 002, 010, 086, 087, 155, 157, and 165; 1729, 1731, 1733, 1735, 1741, 1745, and 1747 Duluth Hwy; R-100 to RM-13 for Apartments; 5.54 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0828 RZM2022-00025, Applicant: Brand Properties c/o Andersen, Tate & Carr, P.C.; Owners: Marie Meeks, Co-Executor of the Estate of Shirley Cooper and Karen Tullis Nicholson, Executor of the Estate of Judy Tullis; Rezoning of Tax Parcel Nos. R7073 086 and 087; 1735 and 1741 Duluth Highway; R-100 to R-TH for Townhouses; 7.05 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

3. Rezonings

2022-0836 RZM2022-00014, Applicant: IDP-KSP Congress LLC c/o Andersen, Tate & Carr, P.C.; Owner: Congress Plaza Hotel, LLC; Rezoning of Tax Parcel No. R6196 138; 5885 Oakbrook Parkway; C-2 to HRR for Apartments; 3.75 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0837 RZM2022-00020, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Ade 767 LLC, Tucker Mobile Home Estates LLC, and Tucker Mobile Homes LLC; Rezoning of Tax Parcel Nos. R6139 003, 030, and 067; 6100 Lawrenceville Highway, 221 and 265 Pounds Drive; C-2 to R-TH for Townhouses; 22.33 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0838 RZM2022-00029, Applicant: Ken Wood; Owner: GVW Property Holdings, LLC; Rezoning of Tax Parcel No. R7216 010; 1850 Satellite Boulevard; R-100 to RM-24 for Apartments; 19.0 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions as RM-13] [Planning Commission Recommendation: Approve with Conditions as RM-13]

2022-0839 RZM2022-00030, Applicant: Dacula Development Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: WUSF 2 Sugarloaf, LLC; Rezoning of Tax Parcel No. R5243 008; 1705 Winder Highway; MU-R to RM-24 for Apartments; 58.93 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/2/2022]

2022-0835 RZR2022-00019, Applicant: Atlas Development; Owners: Norbert Duncan and Teresa Elbel; Rezoning of Tax Parcel No. R1002 033; 2700 Block of Thompson Mill Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 9.48 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/2/2022]

Public Hearing Agenda
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VIII. New Business

1. Planning & Development/Susan Canon

2022-0840 Ratification of Plat approvals for June 1, 2022 through June 30, 2022. (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment