GWINNETT COUNTY
BOARD OF COMMISSIONERS

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

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, September 27, 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:** September 20, 2022
- **Work Session:** September 20, 2022
- **Informal Presentation 11:00 a.m.:** September 20, 2022
- **Informal Business Discussion 12:00 p.m.:** September 20, 2022
- **Executive Session:** September 20, 2022
- **Business Session:** September 20, 2022
- **Informal Presentation 3:00 p.m.:** September 20, 2022

V. Announcements:

- **Special Presentation:** Celebrating Gwinnett Parks and Recreation's CAPRA Accreditation

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2021-1622 CIC2021-00008 (Formerly GCID 2021-0454), 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 7/26/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2022-0899 CIC2022-00020, Applicant: Carter Engineering Consultants, Inc.; Owner: Atlanta Bethel Church, Inc.; Tax Parcel No. R7147 009; 955 Rock Springs Road; Change in Conditions of Zoning with Concurrent Variance for Property Zoned R-75; 11.76 acres; District 1/Carden (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0908 RZC2022-00025, Applicant: Carter Acquisitions, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Elinburg Holdings LLLP, CE Smith Family LLLP, and C.E. Smith; Rezoning of Tax Parcel Nos. R7028 005 and 006; 974 and 1032 Buford Drive; M-1 to C-2 for Retail and Restaurant; 3.04 acres; District 4/Fosque (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0909 RZM2022-00031, Applicant: Carter Acquisitions, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Elinburg Holdings LLLP, CE Smith Family LLLP, and C.E. Smith; Rezoning of Tax Parcel Nos. R7028 005 and 006; 974 and 1032 Buford Drive; M-1 to RM-24 for Apartments; 18.93 acres; District 4/Fosque (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-0912 RZM2022-00026, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TCG Office, LLC; Rezoning of Tax Parcel No. R7147 407; 1151 Rock Springs Road; R-TH to RM-24 for Apartments; 7.39 acres; District 1/Carden (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

VI. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2022-0913 RZM2022-00027, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning of Tax Parcel Nos. R7132 006 and 043 and R7147 193; 1117 and 1173 Tech Center Drive and 2672 Buford Drive; C-2 to RM-24 for Apartments; 7.15 acres; District 1/Carden (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-0914 RZM2022-00028, Applicant: Brand Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: First Covenant Bank; Rezoning of Tax Parcel Nos. R7132 003 and 044; 2445 and 2455 Tech Center Parkway; C-2 to RM-24 for Apartments; 2.92 acres; District 1/Carden (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-0918 RZM2022-00037, Applicant: CKK Development Services; Owners: Jay and Jane Sykes and Ellery and Margaret Hogsed; Rezoning with Concurrent Variance of Tax Parcel Nos. R2001 008, 901, 972, and 978; 3088, 3108, and 3118 Jim Moore Road; RA-200 to TND for a Traditional Neighborhood Development; 26.75 acres; District 3/Watkins (Tabled on 8/23/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as OSC] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

VII. Public Hearing - New Business

1. Transportation/Lewis Cooksey

2022-1092 Approval of incorporation of Kennedy Road into the Gwinnett County Streetlighting Program. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2. Change in Conditions

2022-1028 CIC2022-00024, Applicant: Old Atlanta Commerce, LLC c/o Thompson, O'Brien, Kappler and Nasuti, PC; Owner: Rockland Acquisitions, LLC; Tax Parcel Nos. R6010 004 and 061; 8070 and 8080 South Rockbridge Road; Change in Conditions of Zoning for Property Zoned C-2; 7.14 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

VII. Public Hearing - New Business

2. Change in Conditions

2022-1029 SUP2022-00049, Applicant: Old Atlanta Commerce, LLC c/o Thompson, O'Brien, Kappler and Nasuti, PC; Owner: Rockland Acquisitions, LLC; Tax Parcel Nos. R6010 004 and 061; 8070 and 8080 South Rockbridge Road; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 7.14 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

3. Special Use Permits

2022-1030 SUP2022-00006, Applicant: St. Marguerite d'Youville Catholic Church, Lawrenceville, Inc.; Owner: AOA Parish Real Estate Trust; Tax Parcel No. R5015 300; 85 Gloster Road; Special Use Permit in a RA-200, R-100, and R-75 Zoning District for a Day Care Facility within existing Place of Worship; 15.74 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1031 SUP2022-00046, Applicant: Tammy Smith; Owners: Boyd and Tammy Smith; Tax Parcel No. R5126 119; 3462 Diversified Drive; Special Use Permit in a C-2 Zoning District for Outdoor Storage (Renewal); 0.67 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1032 SUP2022-00047, Applicant: TX Lawrenceville Sugarloaf, LLC; Owners: Sanford H. Orkin, as Trustee of The Sanford H. Orkin Revocable Trust and Longboat Holding Company, LLC; Tax Parcel No. R7035 080; 5095 Sugarloaf Parkway; Special Use Permit in a C-2 Zoning District for a Car Wash; 3.29 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1034 SUP2022-00050, Applicant: Martie Murphy; Owner: Mister Guo, LLC; Tax Parcel No. R6051 286; 3070 Stone Mountain Highway; Special Use Permit with Concurrent Variances in a C-2 Zoning District for a Car Wash; 0.92 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1035 SUP2022-00051, Applicant: GPC316, LLC; Owner: GPC316, LLC; Tax Parcel No. R5209 021; 800 Block of Hurricane Shoals Road; Special Use Permit with Concurrent Variance in a M-1 Zoning District for an Automobile or Truck Storage Lot; 7.20 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

4. Rezonings

2022-1037 RZC2022-00028, Applicant: Canon Manley; Owner: Jaime Rodriguez; Rezoning of Tax Parcel No. R5155 027; 2534 Loganville Highway; R-100 to C-2 for a Specialty Trade Contractor's Office; 0.93 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-1038 RZC2022-00030, Applicant: Bogan Enterprise, LLC c/o Alliance Engineering and Planning; Owner: Bogan Enterprise, LLC; Rezoning of Tax Parcel No. R7218 003; 1781 Plunketts Road; R-100 to M-1 for an Office Warehouse; 11.11 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

2022-1039 RZC2022-00031, Applicant: Nabeel Group of Companies, Inc. c/o Andersen, Tate and Carr, P.C.; Owners: Estate of Dovie Caudell and Pamela Caudell Harris; Rezoning of Tax Parcel No. R7011 014B; 885 Collins Hill Road; R-100 to C-1 for a Convenience Store with Fuel Pumps; 2.49 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-1040 RZC2022-00032, Applicant: L & H Endeavors, LLC; Owner: Clyde Williamson Holloway, Jr.; Rezoning of Tax Parcel No. R7013 002; 788 Petty Road; O-I to M-1 for Warehouse and Office; 2.93 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1026 BRD2022-00001, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Tax Parcel Nos. R7036 001 and R7037 001A, 001C, 010, 019, and 025; 5030 Sugarloaf Parkway and 1100 Block of Oakland Road; Buffer Reduction for Property Zoned RA-200, R-100, O-I, C-2, M-1, and M-2 for a Mixed-Use Campus; 289.65 acres; District 4/Fosque [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

2022-1041 RZC2022-00033, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; R-100 to M-1 for a Mixed-Use Campus; 0.88 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

4. Rezonings

2022-1042 RZC2022-00034, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; RA-200 to M-2 for a Mixed-Use Campus; 9.76 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1043 RZC2022-00035, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning with Concurrent Variance of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; O-I to M-2 for a Mixed-Use Campus; 14.44 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1044 RZC2022-00036, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; M-2 to C-2 for a Mixed-Use Campus; 0.50 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1045 RZC2022-00037, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; M-2 to C-2 for a Mixed-Use Campus; 0.43 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1050 RZM2022-00041, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel No. R7036 001; 5030 Sugarloaf Parkway; O-I and M-2 to RM-24 for Apartments; 13.75 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1051 RZM2022-00042, Applicant: FF PIX 5030 Sugarloaf, LLC, c/o Mahaffey Pickens Tucker, LLP; Owner: FF PIX 5030 Sugarloaf, LLC; Rezoning of Tax Parcel Nos. R7036 001and R7037 001A, 001C, 010, 019, and 025; 5030 Sugarloaf Parkway and 1100 Block of Oakland Road; M-2, M-1, R-100, and RA-200 to RM-24 for Apartments; 25.23 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

4. Rezonings

2022-1046 RZM2022-00036, Applicant: Traton, LLC, c/o Alliance Engineering and Planning; Owners: Nancy Marie Camp Supplemental Needs, Alex D. Duncan, and Jason H. Duncan; Tax Parcel Nos. R5126 004A, 138, and 140; 665 and 685 Athens Highway; R-100 to R-TH for Townhouses; 10.94 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1047 RZM2022-00038, Applicant: Ridgeline Land Planning, Inc. c/o Mahaffey Pickens Tucker, LLP; Owners: Charles Nathan Shirley, Jr. and Gail S. Adams; Rezoning of Tax Parcel No. R5101 003; 912 Cooper Road; R-100 to R-TH for Townhouses; 10.24 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-1048 RZM2022-00039, Applicant: The Revive Land Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Gwinnett County Board of Commissioners, Kevin C. K. Chung, and RDM LLC; Rezoning of Tax Parcel Nos. R3001 021, 072, and 135; 1900 Block of Auburn Road; C-1 and RA-200 to R-TH for Townhouses; 17.69 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/4/2022]

2022-1049 RZM2022-00040, Applicant: Blake Miaoulis; Owner: Talia Arriola; Rezoning of Tax Parcel Nos. R7149 397, 398, 399, and 400; 2691, 2695, 2701, and 2709 Collins Hill Road; R-100 to R-TH for Townhouses; 1.98 acres; District 4/Fosque [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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; 1200 Block of New Hope Road; R-100 to OSC for a Single-Family Detached Subdivision; 53.46 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2022-1052 RZR2022-00025, Applicant: Ken Kwon; Owner: Young No Lee; Rezoning of Tax Parcel No. R7182 063; 3373 Hamilton Mill Road; C-2 to R-100 for a Single-Family Residence; 1.07 acres; District 4/Fosque [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

VII. Public Hearing - New Business

4. Rezonings

2022-1053 RZR2022-00027, Applicant: Ted Turner, on behalf of EPCON Communities; Owners: Adam D. Bailey, Bailey Property, LLC, Dorothy D. and Bradley Smith, and Elmer Scott Perkins, on behalf of Janet C. Bailey (Deceased); Rezoning with Concurrent Variances of Tax Parcel Nos. R2001 707 and R2003 012A, 080, and 126; 3022, 3056, and 3060 Fence Road and 3116 Bailey Road; RA-200 to R-SR for a Senior Orientated Residence Subdivision; 53.24 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

5. Planning & Development/Susan Canon

2022-1085 Approval of the Rowen Design Guidelines 2022 developed by the Rowen Foundation, Inc.

2022-1126 Approval of UDOA2022-00003 amending Chapter 220 of Title 2 of the Unified Development Ordinance, entitled Overlay Zoning Districts, by inserting a new Section 220-60, entitled Innovation Overlay Zoning District and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Innovation Overlay Zoning District. Subject to approval as to form by the Law Department. [Planning Commission Recommendation: Approve]

VIII. New Business

1. Planning & Development/Susan Canon

2022-1065 Approval/authorization of a Resolution to adopt the 2040 Unified Plan Amendment. (Staff Recommendation: Approval)

2022-1055 Ratification of Plat approvals for August 1, 2022 through August 31, 2022.

IX. Comments from Audience

X. Adjournment