



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, November 15, 2022 - 7:00 PM

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III, Marlene M. Fosque

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

{Action: Approve Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

IV. Announcements:

- **Proclamation:** Celebrating Miss Gwinnett County 2023
- **Special Presentation:** Celebrating the Gwinnett 101 Citizens Academy Fall Graduates
- **Proclamation:** Recognizing the Great American Smokeout, November 17, 2022



Proclamation

CELEBRATING MISS GWINNETT COUNTY 2023

November 2022

WHEREAS, Since 1978, the Miss Gwinnett County Scholarship Competition has provided a platform to empower and encourage women to further their goals while celebrating their community involvement; and

WHEREAS, The Miss Gwinnett County Scholarship Competition holds a pageant that is the local preliminary of the Miss Georgia Scholarship Competition; and

WHEREAS, During the 2023 scholarship pageant, Addie Freeman was crowned Miss Gwinnett County and will go on to represent Gwinnett at the Miss Georgia Scholarship Competition in June 2023; and

WHEREAS, In addition to Addie being crowned Miss Gwinnett County, Claire Zhang was named Miss Gwinnett County's Outstanding Teen, Lexi Atkins was named Miss Historic Gwinnett, and Trinity Bledsoe was named Miss Historic Gwinnett's Outstanding Teen; and

WHEREAS, These four young women strive to be positive role models for children and young adults as well as advocates for community initiatives that help ensure Gwinnett is a place where everyone thrives; and

WHEREAS, The contestants of Miss Gwinnett County showcase great pride in their community, and their incredible achievements and enthusiastic engagement make each of them positive examples to our youth and phenomenal representatives of our county.

NOW, THEREFORE, I, Nicole L. Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby congratulate Miss Gwinnett County Addie Freeman and Claire Zhang, Lexi Atkins, and Trinity Bledsoe on their accomplishments in the 2023 Miss Gwinnett County Scholarship Competition. I encourage all residents to join me in recognizing the value of this program and offering our support and encouragement to Miss Gwinnett County as she goes on to compete for the Miss Georgia crown.

**Chairwoman
Board of Commissioners
Gwinnett County, Georgia**

Signed this 15th day of November, 2022



Proclamation

RECOGNIZING THE GREAT AMERICAN SMOKEOUT

November 17, 2022

WHEREAS, According to the American Cancer Society, about 34 million American adults still smoke cigarettes, and smoking remains the single largest preventable cause of death and illness in the world; and

WHEREAS, Smoking costs Georgians a total of \$1.8 billion in direct health care costs and \$3.4 billion in lost productivity every year; and

WHEREAS, Quitting smoking before the age of 40 reduces the risk of dying from smoking-related diseases by 90 percent, and quitting at any age has many financial, health, and well-being benefits; and

WHEREAS, The Great American Smokeout is an opportunity for people who smoke to commit to living healthy, smoke-free lives – not just for a day, but year round; and

WHEREAS, The Great American Smokeout also encourages individuals, community groups, businesses, health care providers, and others to share resources related to smoking cessation and to encourage smokers to quit; and

WHEREAS, Gwinnett United in Drug Education invites smokers to join the movement to quit smoking or make a plan to quit smoking during the Great American Smoke Out.

NOW, THEREFORE, I, Nicole L. Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim November 17, 2022, as The Great American Smokeout in Gwinnett County. I encourage smokers to make a plan and stay motivated to achieve their goal of quitting, and I ask non-smokers to support and encourage smokers on their path to a healthy, smoke-free life.

**Chairwoman
Board of Commissioners
Gwinnett County, Georgia**

Signed this 15th day of November, 2022

V. 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 11/15/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

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 with Concurrent Variances for Property Zoned C-2; 10.25 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}

2022-0824 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 (Tabled on 11/15/2022) (Tabled to 12/6/2022) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Ku Second: Carden Vote: 3-2; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-No; Fosque-Yes}

2022-0830 SUP2022-00036, Applicant: Alcides Duran Estevez; Owner: Moro Trucking LLC; Tax Parcel No. R5019 014; 195 Huff Drive; Special Use Permit with Concurrent Variance in a M-1 Zoning District for a Truck and Vehicle Storage Lot; 45.14 acres; District 4/Fosque (Tabled on 11/15/2022) (Tabled to 2/28/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/7/2023] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

2022-1157 SUP2022-00057, Applicant: Akber Lassi; Owner: 4578 Britt Road, LLC; Tax Parcel No. R6165 030; 4578 Britt Road; Special Use Permit in a C-2 Zoning District for a Car Wash; 2.79 acres; District 2/Ku **(Tabled on 11/15/2022) (Tabled to 12/13/2022) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Remand Back to the Planning Commission Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Remand Back to the Planning Commission Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Remand Back to the Planning Commission Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

2022-1158 RZM2022-00032, Applicant: Aziz Haji c/o Reginald A. Hudspeth, LLC; Owner: Aziz Haji; Rezoning of Tax Parcel No. R7121 003A; 2514 Meadow Church Road; M-1 and R-100 to R-TH for Townhouses; 6.01 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

V. Public Hearing - Old Business

1. Planning & Development/Susan Canon

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 with Concurrent Variances 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 (Tabled on 11/15/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1160 RZR2022-00030, Applicant: DRB Group Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Mary B. and Thomas T. Hamilton; Rezoning with Concurrent Variance of Tax Parcel Nos. R5198 007, 008, and 169; 2600 Block of Ozora Church Road; R-100 to OSC for a Single-Family Detached Subdivision; 40.74 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2022-1253 CIC2022-00028, Applicant: Turnstone Group, LLC; Owner: Nancy G, Lail, et al; Tax Parcel No. R7152 270; 2984 McGinnis Ferry Road; Change in Conditions of Zoning for Property Zoned C-2; 2.73 acres; District 1/Carden (Tabled on 11/15/2022) (Tabled to 12/13/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1254 CIC2022-00029, Applicant: Reside Partners, LLC c/o Andersen Tate & Carr; Owners: Mansour Properties, LLC, Lifestyle Family, LP, Reside Partners, LLC, Rubin Lansky, et.al., and The Lansky Partnership, LP; Tax Parcel Nos. R7146 001, 007, 031, and 050; 2900 Block of Buford Drive and 1400 Laurel Crossing Parkway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned MU-R; 18.19 acres; District 4/Fosque (Tabled on 11/15/2022) (Tabled to 12/13/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/5/2022] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

1. Change in Conditions

2022-1255 CIC2022-00030, Applicant: Berean Christian Church Gwinnett; Owner: Berean Christian Church, Inc.; Tax Parcel No. R6086 264; 1465 Highpoint Road; Change in Conditions of Zoning with Concurrent Variances for Property Zoned R-100; 16.50 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2. Special Use Permits

2022-1256 SUP2022-00060, Applicant: FSC Healthcare LLC jointly with First Senior Center, LLC; Owner: Norcross Park LLC; Tax Parcel No. R6197 143; 5555 Oakbrook Parkway, Building 500; Special Use Permit with Concurrent Variance in a M-1 Zoning District for an Adult Day Care; 10.26 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1257 SUP2022-00063, Applicant: Litao Li c/o Andersen Tate and Carr, P.C.; Owner: Litao Li; Tax Parcel No. R6239 026; 4616 Old Norcross Road; Special Use Permit in a R-75 Zoning District for a Place of Worship; 1.50 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}

3. Rezonings

2022-1258 RZC2022-00041, Applicant: Cornerstone Baptist Church c/o Andersen Tate & Carr, P.C.; Owner: Cornerstone Baptist Church; Rezoning with Concurrent Variances of Tax Parcel No. R5138 121; 1400 Grayson Hwy; R-100 to MU-C for a Mixed-Use Development; 10.66 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

3. Rezoning

2022-1259 RZC2022-00043, Applicant: Orazie LLC c/o Alliance Engineering and Planning; Owner: Rita Moore; Rezoning with Concurrent Variance of Tax Parcel Nos. R6020 233 and 234; 4037 and 4057 Annistown Road; O-I to C-2 for a Kennel with Outdoor Dog Run; 2.04 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1260 SUP2022-00059, Applicant: Orazie LLC c/o Alliance Engineering and Planning; Owner: Rita Moore; Tax Parcel Nos. R6020 233 and 234; 4037 and 4057 Annistown Road; Special Use Permit with Concurrent Variance in an O-I Zoning District (Proposed) for a Kennel with Outdoor Dog Run; 2.04 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1261 RZM2022-00035, Applicant: Avention Companies; Owner: Abe Podber, et al.; Rezoning of Tax Parcel No. R5125 005; 901 Athens Highway; R-100 to RM-13 for Apartments; 54.42 acres; District 3/Watkins (Tabled on 11/15/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/3/2023] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1262 RZC2022-00029, Applicant: Avention Companies; Owner: Abe Podber, et al.; Rezoning of Tax Parcel No. R5125 005; 901 Athens Highway; R-100 to C-2 for Restaurant and Office/Retail; 3.34 acres; District 3/Watkins (Tabled on 11/15/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/3/2023] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1263 RZM2022-00045, Applicant: CKK Development; Owner: Kenneth Buffington; Rezoning of Tax Parcel No. R5210 010; 1085 Winder Hwy; R-75 to RM-13 for Apartments; 5.50 acres; District 4/Fosque (Tabled on 11/15/2022) (Tabled to 12/13/2022) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 12/5/2022] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

VI. Public Hearing - New Business

3. Rezonings

2022-1264 RZR2022-00015, Applicant: Moyees Merchant; Owner: Janice Lee; Rezoning of Tax Parcel Nos. R6108 201 and 272; 3574 and 3584 River Drive; OSC to R-100 for a Single-Family Detached Subdivision; 14.04 acres; District 2/Ku (Tabled on 11/15/2022) (Tabled to 12/13/2022) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/5/2022] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1265 RZR2022-00032, Applicant: Mohawk Group LLC; Owner: Mohawk Group LLC; Rezoning of Tax Parcel No. R7085 005B; 794 Tab Roberts Road; R-100 to R-75 for a Single-Family Detached Subdivision; 6.18 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1266 RZR2022-00033, Applicant: Tamara Buta c/o Alliance Engineering and Planning; Owner: Radu Construction, LLC; Rezoning of Tax Parcel No. R2001 017; 932 Auburn Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 4.65 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1267 RZR2022-00034, Applicant: Casgwyn Construction LLC, c/o Andersen Tate & Carr; Owner: Hinton Family LP; Rezoning of Tax Parcel No. R5305 001; 2905 Fence Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 14.27 acres; District 3/Watkins (Tabled on 11/15/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 1/3/2023] {Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

2022-1268 RZR2022-00035, Applicant: CKK Development; Owner: Gebron Smith; Rezoning with Concurrent Variance of Tax Parcel No. R1004 003; 3883 Ridge Road; RA-200 to OSC for a Single-Family Detached Subdivision; 18.73 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}

VI. Public Hearing - New Business

4. Amendment

2022-1276 Approval/request to hold a public hearing for UDOA2022-00004, an amendment to the Unified Development Ordinance (UDO) Title 1: Administration, to add clarifying language, remove obsolete information, add, amend, and delete definitions, update regulations based on current and/or best practices, and other purposes. [Planning Department Recommendation: No Recommendation] [Planning Commission Recommendation: No Recommendation] {Action: Public Hearing was held Vote: No vote taken}

VII. New Business

1. Planning & Development/Susan Canon

2022-1270 Ratification of Plat approvals for October 1, 2022 through October 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}