



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, December 13, 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

Motion to amend agenda to add Special Proclamation recognizing Commissioner Marlene M. Fosque {Action: Approved Motion: Ku Second: Carden Vote:5-0; Hendrickson-Yes; Carden-Yes: Ku-Yes; Watkins-Yes: Fosque-Yes}

Approval of Amended Agenda

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

## IV. Announcements:

- **Special Proclamation:** Recognizing Commissioner Marlene M. Fosque

## V. Public Hearing - Old Business

### 1. Planning & Development/Susan Canon

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

## **V. Public Hearing - Old Business**

### **1. Planning & Development/Susan Canon**

**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 12/13/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Fosque Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**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 12/13/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-1659 Approval/authorization** (Formerly GCID 2021-0935) 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 {Action: Approved Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2021-1660 RZC2021-00023** (Formerly GCID 20211011), 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); 5950 Thompson Mill Road; 0.113 acres and 0.437 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}

**2022-1263 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Remand Back to the Planning Commission 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**

**2022-1264 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[Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 4-0-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Out of Room}**

## **VI. Public Hearing - New Business**

### **1. Support Services/Angelia Parham**

**2022-1360 Approval/authorization** for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 19,260 square feet (0.442 acre) of right of way formerly used as a public road known as 2nd Avenue, located in Land Lot 14 of the 5th 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) **{Action: Approved Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

### **2. Change in Conditions**

**2022-1316 CIC2022-00032**, Applicant: Taylor & Mathis, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: GPC Land Holdings, LLC; Tax Parcel No. R7015 093; 1500 Progress Industrial Boulevard; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 14.45 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}**

**2022-1317 CIC2022-00033**, Applicant: Amazing Home Constructions, LLC c/o Alliance Engineering and Planning; Owners: Cornel Morosan, Semeniuc Construction, LLC, and Dorel Boicu; Tax Parcel Nos. R7185 001, 012, 136, 161, and 163; 2339, 2347, 2357, 2381, and 2395 Kilgore Road; Change in Conditions of Zoning for Property Zoned R-100; 9.56 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}**

## **VI. Public Hearing - New Business**

### **2. Change in Conditions**

**2022-1318 CIC2022-00034**, Applicant: RK Hotel Group, LLC c/o Blum & Campbell, LLC; Owner: Sugarloaf Mills Residual Limited Partnership; Tax Parcel No. R7081 130; 1959 Duluth Highway; Change in Conditions of Zoning with Concurrent Variances for Property Zoned C-2; 1.73 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

### **3. Special Use Permits**

**2022-1320 SUP2022-00064**, Applicant: Elegance Tattoo Collective, LLC; Owner: Hog Mountain, LLC; Tax Parcel No. R3001B136; 2760 Braselton Highway, Suite 102; Special Use Permit in a C-2 Zoning District for a Tattoo Parlor; 0.90 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}

**2022-1321 SUP2022-00066**, Applicant: Arthur Capers, III; Owner: Dae C. Yang; Tax Parcel No. R6030 077; 3300 Centerville Highway; Special Use Permit in a C-1 and C-2 Zoning District for a Tattoo and Body Piercing Parlor; 2.32 acres; District 3/Watkins (Tabled on 12/13/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [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}

**2022-1323 SUP2022-00070**, Applicant: HREP Hurricane Shoals, LLC c/o Andersen Tate & Carr, P.C.; Owners: Bankhead Capital, LLC and Bankhead Reserve, LLC; Tax Parcel No. R7013 026; 750 Hurricane Shoals Road; Special Use Permit with Concurrent Variance in a M-1 Zoning District for Truck and Heavy Equipment Sales, Rental, and Service; 5.78 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}

## **VI. Public Hearing - New Business**

### **4. Rezoning**

**2022-1327 RZC2022-00049**, Applicant: Aashish Mavani; Owner: Aashish Mavani; Rezoning with Concurrent Variance of Tax Parcel Nos. R5065 016 and 036; 3927 and 3939 Rosebud Road; RA-200 to C-2 for a Convenience Store with Fuel Pumps; 3.85 acres; District 3/Watkins (Tabled on 12/13/2022) (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}

**2022-1328 RZM2022-00043**, Applicant: AO Wang; Owner: AO Wang; Rezoning of Tax Parcel Nos. R5014 003 and 004; 112 and 122 Gloster Road; R-75 to R-TH for a Single-Family Detached Subdivision; 2.24 acres; District 4/Fosque [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Fosque Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}

**2022-1329 RZM2022-00048**, Applicant: Pedcor Investments, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Ernest M. and Nell S. Henderson; Rezoning of Tax Parcel No. R5139 002; 1144 Grayson Highway; R-100 to RM-24 for Apartments; 9.82 acres; District 3/Watkins (Tabled on 12/13/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as RM-13] [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}

**2022-1330 RZM2022-00049**, Applicant: Pedcor Investments, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Ernest M. and Nell S. Henderson; Rezoning of Tax Parcel Nos. R5139 002 and 116; 1144 and 1200 Grayson Highway; R-100 to RM-24 for Apartments; 5.28 acres; District 3/Watkins (Tabled on 12/13/2022) (Tabled to 1/24/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions as RM-13] [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}

**2022-1331 RZR2022-00024**, Applicant: Corand, LLC; Owner: Corand, LLC; Rezoning of Tax Parcel No. R4345 013; 4400 Block of Bradley Road; R-140 to R-75 for a Single-Family Detached Subdivision; 7.96 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions as R-100] [Planning Commission Recommendation: Approve with Conditions as R-100] {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**

### **4. Rezoning**

**2022-1332 RZR2022-00028**, Applicant: Ridgeline Land Planning, Inc. c/o Mahaffey Pickens Tucker, LLP; Owners: Watson R Adams, et al, James K Adams, Jr., and Angela Rawlins Adams; Rezoning with Concurrent Variance of Tax Parcel Nos. R5008 001 and 001A; 1920 and 1934 McGee Road; R-100 to OSC for a Single-Family Detached Subdivision; 27.51 acres; District 3/Watkins **(Tabled on 12/13/2022) (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}**

**2022-1333 RZR2022-00036**, Applicant: Direct Residential Communities; Owner: BSD-Gwinnett LP; Rezoning with Concurrent Variances of Tax Parcel Nos. R5095 004A and 004B; 1500 Block of Compton Woods Drive and 3600 Block of Stephens Road; R-100 to OSC for a Single-Family Detached Subdivision; 24.69 acres; District 3/Watkins **(Tabled on 12/13/2022) (Tabled to 1/17/2023) (Public hearing was held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Watkins Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

## **VII. New Business**

### **1. Planning & Development/Susan Canon**

**2022-1334 Ratification** of Plat approvals for November 1, 2022 through November 30, 2022. **{Action: Approved Motion: Ku Second: Fosque Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Fosque-Yes}**

## **VIII. Comments from Audience**

## **IX. Adjournment**

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



## Proclamation

# COMMENDING MARLENE M. FOSQUE FOR HER SERVICE ON THE GWINNETT COUNTY BOARD OF COMMISSIONERS

December 2022

WHEREAS, Marlene M. Fosque was elected to the Gwinnett County Board of Commissioners in November 2018 to represent residents in District 4, including Lawrenceville, Buford, and Rest Haven as well as parts of Braselton and Sugar Hill; and

WHEREAS, In a historic election cycle, Commissioner Fosque became the first African American elected to the Gwinnett County Board of Commissioners; and

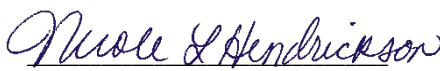
WHEREAS, Throughout her tenure, Commissioner Fosque practiced judicious decision-making and was instrumental in the launch of several County initiatives and services, including the Police Citizens Advisory Board, the Better Together with Commissioner Fosque podcast, the nationally recognized emergency rental and utility assistance program Project RESET 2.0, and its predecessor Project RESET; and


WHEREAS, During her time in office, Commissioner Fosque served two turns as vice chair of the Board of Commissioners and has also proudly represented Gwinnett on numerous regional and national boards, including as chair of the National Association of Counties' Transit/Rail Subcommittee of the Transportation Steering Committee and as a member of both the Large Urban Counties Caucus Steering Committee and the International Economic Development Task Force; and

WHEREAS, Over the years, Commissioner Fosque's commitment to Gwinnett residents has been displayed through her instrumental work with various groups, including the Hooper-Renwick Legacy Preservation Committee, the Gwinnett Convention and Visitor Bureau, Community Emergency Response Team, Association County Commissioners of Georgia, the Upsilon Alpha Omega Chapter of Alpha Kappa Alpha Sorority, Inc., the View Point Health Board of Directors, and more; and

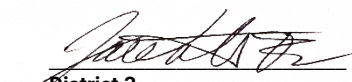
WHEREAS, Commissioner Fosque displays servant leadership and a commitment to collaboration – as exemplified by her saying, "We are much better working together" – and as she enters her next chapter, she leaves a lasting, positive impact on the Gwinnett community.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate District 4 Commissioner Marlene M. Fosque for her dedicated service on the Gwinnett County Board of Commissioners. I commend and thank her for her steady leadership, innovative spirit, and commitment to ensuring Gwinnett is the preferred community where everyone thrives.

  
Chairwoman, Board of Commissioners  
Gwinnett County, Georgia

  
District 1  
Gwinnett County, Georgia

  
District 2  
Gwinnett County, Georgia

  
District 3  
Gwinnett County, Georgia

Signed this 13<sup>th</sup> day of December, 2022