



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
Matthew Holtkamp, District 4

Public Hearing Agenda
Tuesday, January 23, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** January 16, 2024
- **Informal Presentation 11:00 a.m.:** January 16, 2024
- **Informal Business Discussion:** January 16, 2024
- **Executive Session:** January 16, 2024
- **Business Session:** January 16, 2024

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing Good Samaritans

VI. Old Business

1. Planning & Development/Matt Dickison

2023-1044 SUP2023-00056, Applicant: DC BLOX c/o Core One Consulting; Owners: Larry and Tina Black; Tax Parcel No. R6028 003A; 4317 Annistown Road; Special Use Permit with Concurrent Variances in a R-100 Zoning District for a Utility Service Building; 3.81 acres; District 2/Ku (Tabled on 11/14/2023) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-1154 CIC2023-00024, Applicant: 2696 Suwanee Road, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: 2696 Suwanee Road, LLC and 2686 Lawrenceville-Suwanee Road, LLC; Tax Parcel Nos. R7127 009 and 017; 2686 and 2696 Lawrenceville-Suwanee Road; Change in Conditions of Zoning for Property Zoned C-2; 1.56 acres; District 4/Holtkamp (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2023-1155 CIC2023-00025, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 5.71 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-1156 CIC2023-00026, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 5.71 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-1157 SUP2023-00059, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Special Use Permit with Concurrent Variances in a M-1 Zoning District for a Towing/Wrecker Service and Impound Lot; 5.71 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-1163 RZM2023-00021, Applicant: Richardson Housing Group, c/o Alliance Engineering and Planning; Owner: Monaco Investments, LLC; Rezoning of Tax Parcel No. R6050 142 (portion); 2400 Block of Highpoint Road; R-75 to R-TH for Townhouses and Single-Family Detached Subdivision; 8.24 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/6/2024]

2023-1164 RZM2023-00022, Applicant: Richardson Housing Group, c/o Alliance Engineering and Planning; Owner: Monaco Investments, LLC; Rezoning of Tax Parcel No. R6050 142 (portion); 2400 Block of Highpoint Road; R-75 to R-TH for Single-Family Detached Subdivision; 3.87 acres; District 2/Ku (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/6/2024]

2023-1166 RZR2023-00003, Applicant: Mason Capital, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Webb Jones; Rezoning with Concurrent Variances of Tax Parcel No. R5166 001 and 028; 2700 Block of Moon Road and 2725 Moon Road; R-100 to TND for a Traditional Neighborhood Development; 27.98 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 2/6/2024]

2023-1047 RZR2023-00023, Applicant: Jason E. Williams; Owner: Vinh Tran; Rezoning of Tax Parcel Nos. R2001 021, 040, and 042; 1041, 1051, and 1061 Auburn Road; RA-200 and R-100 MOD to R-100 for a Single-Family Detached Subdivision; 7.75 acres; District 4/Holtkamp (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2023-1167 RZR2023-00024, Applicant: Cagle and Yancy Holdings, LLC, c/o Alliance Engineering and Planning; Owner: Cagle and Yancy Holdings, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R5357 011; 1680 Kilcrease Road; RA-200 to OSC for a Single-Family Detached Subdivision; 19.68 acres; District 3/Watkins (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

VIII. Public Hearing - New Business

1. Transportation/Lewis Cooksey

2024-0078 Approval of incorporation of Lake Windsor Heights into the Gwinnett County Streetlighting Program. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

2. Change in Conditions

2024-0063 CIC2023-00027, Applicant: Ainsley Duncan; Owner: VJC Hospitality of Smyrna, Inc.; Tax Parcel No. R6053 196; 2210 Oakland Park Boulevard; Change in Conditions of Zoning with Concurrent Variance for Property Zoned C-2; 2.20 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0064 SUP2023-00062, Applicant: Ainsley Duncan; Owner: VJC Hospitality of Smyrna, Inc.; Tax Parcel No. R6053 196; 2210 Oakland Park Boulevard; Special Use Permit with Concurrent Variance in a C-2 Zoning District for Automobile Sales and Related Services; 2.20 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0065 CIC2023-00029, Applicant: Clarence Almonor; Owner: Moreira Silvana c/o Valiani Group; Tax Parcel Nos. R7073 001A and 105; 1760 and 1768 Duluth Highway; Change in Conditions of Zoning for Property Zoned C-2; 5.01 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0066 SUP2023-00063, Applicant: Clarence Almonor; Owner: Moreira Silvana c/o Valiani Group; Tax Parcel Nos. R7073 001A and 105; 1760 and 1768 Duluth Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 5.01 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0067 CIC2024-00001, Applicant: STC Brands, Inc., c/o Troutman Pepper Hamilton Sanders, LLP; Owner: Ozora Development, LLC; Tax Parcel No. R5156 310 (portion); 2870 Loganville Highway; Change of Conditions of Zoning with Concurrent Variances for Property Zoned C-2; 9.89 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

3. Special Use Permits

2024-0068 SUP2024-00001, Applicant: Todd Spencer; Owner: Miata Ferraro Kanneh; Tax Parcel No. R7022 017; 2848 Old Peachtree Road; Special Use Permit Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Personal Care Home; 1.26 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0069 SUP2024-00002, Applicant: Ashley Ramsey; Owner: Ashley Ramsey; Tax Parcel No. R5002 015; 3866 Lenora Church Road; Special Use Permit in an R-100 Zoning District for a Group Home (Renewal); 2.00 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

4. Rezonings

2024-0070 RZR2023-00020, Applicant: CasGwyn Construction, LLC c/o Andersen Tate & Carr; Owner: Hinton Family, LLLP; Rezoning with Concurrent Variances of Tax Parcel No. R5305 001 (portion); 2905 Fence Road; RA-200 to OSC for a Single-Family Detached Subdivision; 13.94 acres; District 3/Watkins and District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0071 RZR2023-00026, Applicant: CasGwyn Construction, LLC c/o Andersen Tate & Carr; Owner: Hinton Family, LLLP; Rezoning of Tax Parcel No. R5305 001 (portion); 2905 Fence Road; RA-200 to OSC for a Single-Family Detached Subdivision; 0.98 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0072 RZR2024-00002, Applicant: Maria Carrillo c/o Andersen Tate & Carr; Owner: Maria Carrillo; Rezoning of Tax Parcel No. R3003 041; 1920 Holman Road; RA-200 to R-100 for a Single-Family Detached Subdivision, 6.11 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0073 RZR2024-00003 Applicant: Amazing Home Construction, LLC c/o Alliance Engineering and Planning; Owner: Amazing Home Constructions, LLC; Rezoning of Tax Parcel No. R1002 094; 2626 Sardis Way; RA-200 to R-100 for a Single-Family Detached Subdivision; 6.61 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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IX. New Business

1. Planning & Development/Matt Dickison

2024-0074 Ratification of Plat approvals for December 1, 2023 through December 31, 2023. (Staff Recommendation: Approval)

X. Comments from Audience

XI. Adjournment