



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

Official

Public Hearing Minutes

Tuesday, January 23, 2024 - 7:00 PM

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Matthew Holtkamp
Via Teleconference: Jasper Watkins III

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

Motion to Amend Agenda - Remove the Proclamation: Recognizing Good Samaritans; Move GCID 2023-1044 to the first item under VII. Public Hearing – Old Business (renumbered to VI.), since the item was readvertised for a new public hearing; Add GCID 2024-0122 for the Commissioners as the first item under IX. New Business (renumbered to VIII.) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}
Motion to Approve Amended Agenda - {Action: Approved Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute

VI. Public Hearing - 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 [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; Holtkamp-Yes}

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 1/23/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Holtkamp Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Carden – Motion Rescinded by Watkins} {Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/6/2024] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 2/6/2024] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 1/23/2024) (Tabled to 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 2/6/2024] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. 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) {Action: Approved Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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] {Action: Denied Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

2. Change in Conditions

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] **{Action: Denied Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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 **(Tabled on 1/23/2024) (Tabled to 2/27/2024) (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; Holtkamp-Yes}**

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 **(Tabled on 1/23/2024) (Tabled to 2/27/2024) (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; Holtkamp-Yes}**

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] **{Action: Approved with Stipulations Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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] **{Action: Denied Motion: Holtkamp Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VII. Public Hearing - New Business

3. Special Use Permits

2024-0069 SUP2024-00002, Applicant: Ashley Ramsey; Owner: Ashley Ramsey; Tax Parcel No. R5002 015; 3866 Lenora Church Road; Special Use Permit in a 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] {Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

4. Rezoning

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] {Action: Approved with Stipulations Motion: Holtkamp Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-No; Watkins-Yes; Holtkamp-Yes}

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] {Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-No; Watkins-Yes; Holtkamp-Yes}

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] {Action: Approved with Stipulations Motion: Holtkamp Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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] {Action: Approved with Stipulations Motion: Holtkamp Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. New Business

1. Commissioners

2024-0122 Approval/authorization of a Resolution urging the Gwinnett County Legislative Delegation and the Georgia General Assembly to carefully consider the impact of the incorporation of the City of Mulberry on the residents of the proposed municipality and all residents of Gwinnett County and the provision of services thereto. {Action: Approved Motion: Holtkamp Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Planning & Development/Matt Dickison

2024-0074 Ratification of Plat approvals for December 1, 2023 through December 31, 2023. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IX. Comments from Audience

X. Adjournment

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