



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

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**Public Hearing Agenda**  
**Tuesday, February 27, 2024 - 7:00 PM**

**I. Call To Order**

**II. Opening Remarks by Chairwoman**

**III. Approval of Agenda**

**IV. Approval of Minutes:**

- **Work Session:** February 20, 2024
- **Informal Presentation 11:00 a.m.:** February 20, 2024
- **Informal Business Discussion:** February 20, 2024
- **Executive Session:** February 20, 2024
- **Business Session:** February 20, 2024

**V. Announcements:**

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing the District 44 Toastmasters

**Public Hearing Agenda**  
**Tuesday, February 27, 2024 - 7:00 PM**  
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**VI. Old Business**

**1. Planning & Development/Matt Dickison**

**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) (Public hearing was 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 1/23/2024) (Public hearing was 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 1/23/2024) (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**

**2023-1158 CIC2023-00028**, Applicant: Terry M. Hampel (Branch Properties); Owner: SCG BR Five Forks, LP; Tax Parcel No. R6090 189; 4045 Five Forks Trickum Road; Change in Conditions of Zoning for Property Zoned C-2; 1.05 acres; District 2/Ku (Tabled on 12/12/2023) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/5/2024]

**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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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

### **1. Planning & Development/Matt Dickison**

**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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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

### **1. Change in Conditions**

**2024-0187 CIC2024-00002**, Applicant: Pulte Home Company, LLC c/o Jim Warren; Owners: Keith and Margaret Connelly, Steve Johnson, and Robert McClure; Tax Parcel Nos. R6073 180 and 268 and R6082 034, 087, and 188; 1396, 1426, 1436, 1446, and 1400 Block of Oleander Drive; Change in Conditions of Zoning for Property Zoned OSC; 93.1 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024]

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

### **1. Change in Conditions**

**2024-0188 CIC2024-00006**, Applicant: 123 Culver, LLC; Owner: 123 Culver, LLC; Tax Parcel No. R5100 014; 3132 Rosebud Road; Change in Conditions of Zoning for Property Zoned R-75; 4.27 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2024-0189 CIC2024-00007**, Applicant: Civil Ace Engineering; Owner: Yuriy Kotenkov; Tax Parcel No. R5130 004; 447 Athens Highway; Change in Conditions of Zoning for Property Zoned C-2; 1.76 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2024-0190 SUP2024-00004**, Applicant: Civil Ace Engineering; Owner: Yuriy Kotenkov; Tax Parcel No. R5130 004; 447 Athens Highway; Special Use Permit in a C-2 Zoning District for Automobile/Repair Service; 1.76 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

### **2. Rezonings**

**2024-0191 RZR2024-00005**, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ernest T. and Donna Lopez; Rezoning of Tax Parcel Nos. R5064 199 and 200; 2060 and 2090 Lenora Road; R-100 to OSC for a Single-Family Detached Subdivision; 3.52 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024]

**2024-0192 RZR2024-00006**, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ernest T. and Donna Lopez; Rezoning with Concurrent Variance of Tax Parcel Nos. R5064 192, 193, 194, 195, 196, and 197; 2001, 2039, 2069, 2079, and 2099 Lenora Road and 4169 Pate Road; R-100 to OSC for a Single-Family Detached Subdivision; 27.51 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024]

**2024-0193 RZR2024-00007**, Applicant: Mareis, LLC; Owner: Norbert R. Duncan; Rezoning of Tax Parcel No. R1002 033; 2740 Thompson Mill Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 9.46 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**IX. New Business**

**1. Commissioners**

**2024-0245 Approval/authorization** for the Board of Commissioners to execute a Resolution Setting the Salary of the Chairperson of the Gwinnett County Board of Commissioners. Subject to approval as to form by the Law Department.

**2. Law Department/Michael P. Ludwiczak**

**2024-0179 Approval/authorization** of the settlement of the claim of Roberta Hawthorne, for the sum of \$250,000.00. Subject to approval as to form by the Law Department.

**3. Planning & Development/Matt Dickison**

**2024-0194 Ratification** of Plat approvals for January 1, 2024 through January 31, 2024. (Staff Recommendation: Approval)

**X. Comments from Audience**

**XI. Adjournment**