



GWINNETT COUNTY
BOARD OF COMMISSIONERS

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

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, March 26, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** March 19, 2024
- **Informal Business Discussion:** March 19, 2024
- **Executive Session:** March 19, 2024
- **Business Session:** March 19, 2024
- **Informal Presentation 3:00 p.m.:** March 19, 2024

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minutes
- **Proclamation:** Recognizing National Volunteer Week
- **Proclamation:** Recognizing Arab American Heritage Month

VI. 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 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with 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 (Tabled on 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

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 (Tabled on 2/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

VII. Public Hearing - New Business

1. Special Use Permits

2024-0306 SUP2024-00006, Applicant: HFA - Kelsey Kreher; Owner: EGAP Norcross; Tax Parcel No. R6190 223 (portion); 6050 Singleton Road; Special Use Permit with Concurrent Variances in a C-2 Zoning District for an Automobile Service Facility; 0.63 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Rezoning

2024-0307 RZC2024-00005, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R6064 020 and 072; 4417 and 4421 Stone Mountain Highway; M-1, O-I, and C-2 to M-1 for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 0.50 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

2024-0308 SUP2024-00008, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Tax Parcel Nos. R6064 020 and 072; 4417 and 4421 Stone Mountain Highway; Special Use Permit with Concurrent Variances in a Proposed M-1 Zoning District for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 29.00 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

2024-0309 RZM2024-00004, Applicant: Walker Anderson Homes, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Baynes Family, LLC, Linda A. Baynes, and Myron B. Baynes; Rezoning of Tax Parcel Nos. R7166 001D and 001E and R7167 001D and 007; 3001 and 3099 Wildwood Road and the 3000 Block of Wildwood Road; R-100 to R-TH for Townhouses; 16.63 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

2024-0310 RZM2024-00005, Applicant: Georgian Acres Properties, LLC c/o Andersen Tate & Carr; Owners: Tim Coffey, Jennifer L. Brown, Nan M. Judge, and Debbie Tyson; Rezoning with Concurrent Variance of Tax Parcel Nos. R7094 001A and 023; 2021 and 2067 Braselton Highway; RA-200 to R-TH for Townhouses; 7.88 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

2024-0311 RZR2024-00008, Applicant: David Sonders, Key Engineering Solutions-US, Inc.; Owner: Stefan Lapancu, Amazing Home Construction; Rezoning with Concurrent Variance of Tax Parcel No. R2001 212; 2865 Old Fountain Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 2.33 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Rezoning

2024-0312 RZR2024-00010, Applicant: Walker Anderson Homes, LLC c/o Andersen Tate & Carr; Owners: Stacey H. Brown, Edwin Graham, Gary and Jane Kennedy, Harold H. Kennedy, Herman F. Kennedy, William Kennedy, Charles King, and Jonathan King; Rezoning with Concurrent Variance of Tax Parcel Nos. R3003 021, 092, 107, 123, 325, 380, 417, and 999; 4820, 4830, 4848, 4858, 4868, 4886, and the 4800 Block of Braselton Highway; RA-200 to OSC for a Single-Family Detached Subdivision; 63.64 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

2024-0313 RZR2024-00011, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ginny Cash and Melvin Randall McPherson; Rezoning with Concurrent Variances of Tax Parcel Nos. R5357 006 and 009 and R5358 001 and 002; 1785 and 1825 Kilcrease Road, 1700 Block of Whitley Road, and 1790 Whitley Road; RA-200 to OSC for a Single-Family Detached Subdivision; 51.81 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024]

VIII. New Business

1. Law Department/Michael P. Ludwiczak

2024-0331 Approval/authorization for the Chairwoman to execute a Resolution authorizing an Intergovernmental Economic Development Contract with the Development Authority of Gwinnett County and a related Quitclaim Deed and associated documents with respect to the transfer, development, and operation of the Stone Mountain Tennis Center property; acknowledging a Purchase and Sale Agreement by the Development Authority of Gwinnett County and Fuqua Acquisitions II, LLC (or an authorized and approved related entity) relating to the sale of such property; and authorizing the execution, delivery and performance of all documents in accordance with such Purchase and Sale Agreement to which Gwinnett County, Georgia is a party; and for other related purposes. Subject to approval as to form by the Law Department.

2. Planning & Development/Matt Dickison

2024-0314 Ratification of Plat approvals for February 1, 2024 through February 29, 2024. (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment