



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

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

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** April 16, 2024
- **Informal Business Discussion:** April 16, 2024
- **Executive Session:** April 16, 2024
- **Business Session:** April 16, 2024

V. Announcements:

- **Proclamation:** Recognizing National Foster Care Month
- **Proclamation:** Recognizing National Victim's Rights Week

VI. 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 1/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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; 5.12 acres; District 2/Ku (Tabled on 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024]

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 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

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 (Tabled on 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 3/26/2024) (Public hearing was not held) - **ADMINISTRATIVELY HELD**

VII. Public Hearing - New Business

1. Change in Conditions

2024-0387 CIC2024-00009, Applicant: Edenglen, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Edenglen, LLC; Tax Parcel Nos. R7264 024, 025, 027, 053, 055, and 303; 4269, 4271, and 4273 Thompson Mill Road, the 4200 Block of Thompson Mill Road, and the 3100 Block of North Bogan Road; Change in Conditions of Zoning for Property Zoned TND; 27.75 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

2. Special Use Permits

2024-0388 SUP2024-00009, Applicant: Aldo Sixtos; Owner: Kon Han Kim; Tax Parcel No. R5018 254; 2570 Lawrenceville Highway; Special Use Permit in a C-2 Zoning District for Automobile Sales, Service and Repair; 1.00 acre; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0389 SUP2024-00010, Applicant: CW Real Estate Development, LLC; Owner: CW Real Estate Development, LLC; Tax Parcel Nos. R7156 006, 007, and 212; 1201 and 1205 Old Peachtree Road and the 1200 Block of Old Peachtree Road; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Car Wash; 1.61 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0390 SUP2024-00011, Applicant: Shafqat A. Chatha; Owner: Shafqat A. Chatha; Tax Parcel No. R6125 014; 4155 Arcadia Industrial Circle; Special Use Permit in a M-1 Zoning District for Automobile Repair and Service Facility; 1.00 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0391 SUP2024-00014, Applicant: Aldo Sixtos; Owner: Rodolfo A. Sixtos; Tax Parcel No. R7256 002; 644 Buford Highway; Special Use Permit in a C-2 Zoning District for Automobile Sales; 2.80 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0392 SUP2024-00015, Applicant: Mustaq Moosa; Owner: J.M. Williams Jr. Et al.; Tax Parcel No. R6060 064; 5625 Bermuda Road and 2155 West Park Place Boulevard; Special Use Permit with Concurrent Variances in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 3.12 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024]

3. Rezoning

2024-0393 RZC2024-00010, Applicant: Sugarhill 11, LLC c/o LJA Engineering; Owner: Sugarhill 11, LLC; Rezoning of Tax Parcel No. R7348 001A; 6158 Suwanee Dam Road; R-100 to C-1 for a Convenience Store with Bait Shop; 0.49 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

VII. Public Hearing - New Business

3. Rezoning

2024-0394 RZM2024-00006, Applicant: Parkland Communities c/o LJA Engineering; Owners: William C. Garner, Oscar Medina, and New Jerusalem Dream Center Ministries; Rezoning with Concurrent Variances of Tax Parcel Nos. R6058 006, 006A, and 007 (portion); 2125, 2145, and 2155 Rockbridge Road; R-100 to R-TH for Townhouses; 10.79 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/7/2024]

2024-0395 RZR2024-00013, Applicant: O'Dwyer Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Young Rok and Jung Suk Oh; Rezoning with Concurrent Variances of Tax Parcel Nos. R7222 015 and 247; 3871 and the 3800 Block of Hamilton Mill Road; R-100 to R-SR for a Single-Family Detached Subdivision; 8.42 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024]

VIII. New Business

1. Planning & Development/Matt Dickison

2024-0396 Ratification of Plat approvals for March 1, 2024 through March 31, 2024. (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment