



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, April 23, 2024 - 7:00 PM

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

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

Motion made to amend the Agenda to add Proclamation: Recognizing National Victim's Rights Week, under V. Announcements {Action: Approved Motion: Hendrickson Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

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

V. Announcements:

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



Proclamation

RECOGNIZING FOSTER CARE MONTH

May 2024

WHEREAS, Today, there are more than 400,000 youth living in foster care in the United States, ranging in age from infants to 21 years old; and

WHEREAS, Since 1988, National Foster Care Month has been observed each May to raise awareness about the foster care system and acknowledge the people and organizations who help children and youth find permanent homes and connections; and

WHEREAS, Each day, the Georgia Division of Family and Children Services investigates reports of child mistreatment and finds foster and adoptive families for the more than 11,000 youth in foster care in the state of Georgia; and

WHEREAS, Gwinnett-based nonprofits like Because One Matters work to positively influence the trajectory of children impacted by foster care, specifically supporting youth from economically disadvantaged communities; and

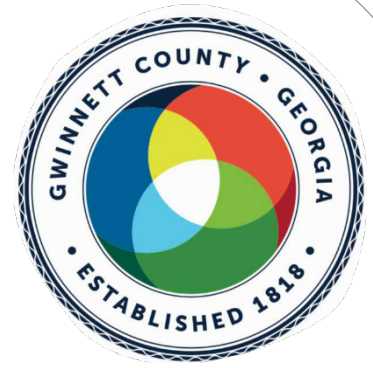
WHEREAS, For more than a decade, Because One Matters has served foster youth through clothing drives, birthday and holiday celebrations, career and leadership building, and mentorship programs; and

WHEREAS, Through collective community involvement, education, and support, Gwinnett residents and organizations can help create a brighter future for all youth in foster care.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim May 2024 as Foster Care Month in Gwinnett County. We recognize the contributions of nonprofits like Because One Matters, child welfare agencies, and organizations that provide the essential care, support, and resources foster youth need to thrive and succeed.

**Chairwoman
Board of Commissioners
Gwinnett County, Georgia**

Signed this 23rd day of April, 2024



Proclamation

RECOGNIZING CRIME VICTIMS' RIGHTS WEEK

April 21 – 27, 2024

WHEREAS, Crime can leave lasting trauma with any person regardless of their background, and navigating the complex criminal justice system can add additional challenges; and

WHEREAS, During National Crime Victims' Rights Week, communities across the country honor crime victims and recommit to pursuing justice for them with the support and resources needed to heal from the emotional, psychological, physical, and financial scars of these distressing experiences; and

WHEREAS, Since the passage of the Victims of Crime Act in 1984, advocates, lawmakers, criminal justice practitioners, health professionals, and victim service providers have sought to have a more equitable and supportive response to victims of crime; and

WHEREAS, Identifying, reaching, and serving all victims of crime is essential, particularly for groups facing less access to healing services and avenues for justice; and

WHEREAS, Collaboration among public safety agencies, health care providers, community and faith-based organizations, educators, and businesses helps provide new and safe pathways for victims to get access to assistance they need and deserve; and

WHEREAS, Gwinnett County is dedicated to supporting victims and survivors in the aftermath of crime, restoring confidence to those impacted, and commending the responders and professionals who work to better each victim's future.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim April 21 – 27, 2024, as Crime Victims' Rights Week in Gwinnett County. I encourage residents and leaders to help amplify the stories of victims and the voices of survivors. Together, we can create a community where crime victims and survivors are heard, believed, and supported.

**Chairwoman
Board of Commissioners
Gwinnett County, Georgia**

Signed this 23rd day of April, 2024

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 4/23/2024) (Tabled to 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 4/23/2024) (Tabled to 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 4/23/2024) (Tabled to 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 4/23/2024) (Tabled to 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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: Deny] {Action: Denied without Prejudice Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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: Deny] {Action: Denied without Prejudice Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

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

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

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

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

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

VII. Public Hearing - New Business

2. Special Use Permits

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 (**Tabled on 4/23/2024**) (**Tabled to 5/14/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024] {**Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

3. Rezonings

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] {**Action: Denied without Prejudice Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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 (**Tabled on 4/23/2024**) (**Tabled to 5/14/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 5/7/2024] {**Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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 (**Tabled on 4/23/2024**) (**Tabled to 5/14/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 5/7/2024] {**Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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) {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}