



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, May 14, 2024 - 7:00 PM

### I. Call To Order

### II. Opening Remarks by Chairwoman

### III. Approval of Agenda

### IV. Announcements:

- **Proclamation:** Recognizing Apraxia Awareness Day
- **Proclamation:** Recognizing National Kids to Parks Day

### V. 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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

**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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024]

**V. Public Hearing - Old Business**

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

**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) (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 4/23/2024) (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/Carde (Tabled on 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

**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) (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) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/4/2024]

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

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

**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) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024]

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

### **1. Support Services/Ron Adderley**

**2024-0450 Approval/authorization** for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 4,815 square feet of right of way formerly used as a public road known as Medlock Bridge Road located in Land Lot 301 of the 6th Land District, Peachtree Corners, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval)

### **2. Rezoning**

**2024-0476 RZC2024-00007**, Applicant: DIG09 Duluth Pavilion, LLC c/o Andersen Tate & Carr; Owner: DIG09 Duluth Pavilion, LLC; Rezoning with Concurrent Variance of Tax Parcel No. R6205 056 (portion); 2975 Breckinridge Boulevard; M-2 to C-3 for a Garden Supply Center; 4.05 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

**2024-0477 SUP2024-00013**, Applicant: DIG09 Duluth Pavilion, LLC c/o Andersen Tate & Carr; Owner: DIG09 Duluth Pavilion, LLC; Tax Parcel No. R6206 056 (portion); 2975 Breckinridge Boulevard; Special Use Permit with Concurrent Variance in a Proposed C-3 Zoning District for Outdoor Sales and Storage; 4.05 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

**2024-0478 RZC2024-00009**, Applicant: Dexter Maxwell; Owner: Bluteal, LLC; Rezoning of Tax Parcel No. R5210 001C; 145 Boulderbrook Circle; M-2 and R-ZT to M-1 for a Landscaping Contractors Office; 4.30 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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

### **1. Rezoning**

**2024-0479 RZC2024-00011**, Applicant: Kelly Towers III, LLC; Owner: MAAG USA, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7145 003; 2700 Block of Old Ivy Court; R-100 to C-1 for a Telecommunications Tower; 6.07 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024]

**2024-0480 RZM2024-00009**, Applicant: Imperial Developers, LLC c/o LJA Engineering; Owner: Homer Scott Titshaw III; Rezoning with Concurrent Variances of Tax Parcel No. R5018 044; 2636 Lawrenceville Highway; R-75 to R-TH for Townhouses; 3.66 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2024-0481 RZR2024-00012**, Applicant: DRB Group Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Michael and Pamela McGrath; Rezoning of Tax Parcel No. R5162 028; 3847 Loganville Highway; R-100 to R-75 for a Single-Family Detached Subdivision; 32.34 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2024-0482 RZR2024-00015**, Applicant: Lowe Engineers, LLC; Owner: Nakoda Bherav & Co., LLC; Rezoning of Tax Parcel No. R5312 008; 1652 Harbins Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 44.09 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/4/2024]

**2024-0483 RZR2024-00019**, Applicant: An Van Dinh; Owner: An Van Dinh; Rezoning with Concurrent Variances of Tax Parcel No. R6174 518; 1139 Falling Water Lane; O-I to R-60 for a Single-Family Detached Subdivision; 1.11 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

## **VII. New Business**

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

**2024-0484 Ratification** of Plat approvals for April 1, 2024 through April 30, 2024. (Staff Recommendation: Approval)

## **VIII. Comments from Audience**

## **IX. Adjournment**