



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

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

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** July 16, 2024
- **Special Called Meeting 11:00 a.m.:** July 16, 2024
- **Informal Business Discussion:** July 16, 2024
- **Executive Session:** July 16, 2024
- **Business Session:** July 16, 2024
- **Informal Presentation 3:00 p.m.:** July 16, 2024

V. Announcements:

- **Proclamation:** Celebrating Muslim American Heritage Month
- **Proclamation:** Recognizing the Gas South District

VI. Public Hearing – Unified Development Ordinance

1. Planning & Development/Matt Dickison

2024-0668 Approval/request to hold a public hearing to obtain public comment on a proposed amendment, UDOA2024-00003, to the Unified Development Ordinance, Title 2: Land Use and Zoning, Chapter 214 Overlay Zoning Districts, and to amend the Official Gwinnett County Zoning Map.

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0578 CIC2024-00015, Applicant: GMI1, Inc. c/o Andersen, Tate & Carr, PC; Owner: GMI1, Inc.; Tax Parcel Nos. R6188 017, 360, and 361; 5620, 5634, and 5644 Singleton Road; Change of Conditions of Zoning with Concurrent Variance for Property Zoned C-1; 3.60 acres; District 2/Ku (Tabled on 6/25/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0580 SUP2024-00020, Applicant: Capital Commercial 5560 Properties, LLC c/o W. Charles “Chuck” Ross; Owner: Capital Commercial 5560 Properties, LLC; Tax Parcel No. R6195 097; 5560 Jimmy Carter Boulevard; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 0.96 acres; District 1/Carden (Tabled on 6/25/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0582 RZR2024-00022, Applicant: RES-GA 2, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: RES-GA 2, LLC; Rezoning of Tax Parcel Nos. R2002 052 and 140; 4370 and 4400 Clack Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 28.67 acres; District 4/Holtkamp (Tabled on 6/25/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. Public Hearing - New Business

1. Support Services/Ron Adderley

2024-0640 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 1 acre of right of way formerly used as a public road known as Green Land Way a/k/a Green Road located in Land Lot 2 of the 2nd Land District, Dacula, 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)

VIII. Public Hearing - New Business

2. Change in Conditions

2024-0676 CIC2024-00019, Applicant: PB Realty – Alana Recovery Centers, LLC c/o Dillard Sellers; Owner: Gryphon Dacula Properties, LLC; Tax Parcel No. R5210 316; 1200 Winder Highway; Change in Conditions of Zoning for Property Zoned C-2; 3.44 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0677 SUP2024-00029, Applicant: PB Realty – Alana Recovery Centers, LLC c/o Dillard Sellers; Owner: Gryphon Dacula Properties, LLC; Tax Parcel No. R5210 316; 1200 Winder Highway; Special Use Permit in a C-2 Zoning District for a Residential Rehab Center (alcohol and/or drug); 3.44 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

3. Special Use Permits

2024-0675 SUP2024-00028, Applicant: Randy Garner; Owner: East Gwinnett Church of Christ, Inc.; Tax Parcel No. R7072 410; 1736 Sever Road; Special Use Permit in a RA-200 Zoning District for a Daycare Facility; 11.12 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

4. 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 No. R6064 072; 4417 Stone Mountain Highway; O-I to M-1 for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 4.62 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2024-0678 RZC2024-00014, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Rezoning with Concurrent Variance of Tax Parcel No. R6064 020; 4421 Stone Mountain Highway; O-I, M-1, and C-2 to C-2 for a Commercial Development; 3.20 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

VIII. Public Hearing - New Business

4. Rezoning

2024-0308 SUP2024-00008, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Tax Parcel No. R6064 072; 4417 Stone Mountain Highway; Special Use Permit in a Proposed M-1 Zoning District for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 25.80 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2024-0679 RZM2024-00007, Applicant: Stanton Porter; Owner: JWD Gwinnett, LLC; Rezoning of Tax Parcel Nos. R5162 005 and 058; 3600 Block of Loganville Highway and 259 Willowwind Drive; MH to R-TH for Townhouses; 8.20 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0680 RZR2024-00023, Applicant: Northpointe Realty Investments, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Northpointe Realty Investments; Rezoning of Tax Parcel No. R2004 006; 4550 Clack Road; RA-200 to OSC for a Single-Family Detached Subdivision; 22.93 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024]

2024-0681 RZR2024-00026, Applicants: Katrina Roman and Zack Newcome; Owners: Katrina Roman and Zack Newcome; Rezoning of Tax Parcel No. R4246 001; 4260 Beaver Road; R-100 to RA-200 for Agricultural Uses; 5.13 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2024-0682 RZR2024-00027, Applicant: Natalie Webber; Owner: Natalie Webber; Rezoning with Concurrent Variances of Tax Parcel No. R7339 007; 339 Kendrix Road; R-100 to RA-200 for Agricultural Uses; 3.73 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0683 RZR2024-00030, Applicant: Ashland Homes, LLC c/o W. Charles "Chuck" Ross, Esq.; Owners: Stuart and Larry Douglas Hinton, Jr.; Rezoning of Tax Parcel No. R5246 558; 908 Campbell Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 4.49 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/6/2024]

VIII. Public Hearing - New Business

4. Rezoning

2024-0684 RZR2024-00031, Applicant: Cristo Vive of the Christian and Missionary Alliance; Owner: Cristo Vive of the Christian and Missionary Alliance; Rezoning with Concurrent Variance of Tax Parcel No. R6138 023; 5924 Mimosa Circle; C-1 to R-75 for a Place of Worship; 0.41 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2024-0685 SUP2024-00027, Applicant: Cristo Vive of the Christian and Missionary Alliance; Owner: Cristo Vive of the Christian and Missionary Alliance; Tax Parcel Nos. R6138 023, 024, and 025, and R6144 261; 5904, 5914, and 5924 Mimosa Circle and the 300 Block of Mimosa Drive; Special Use Permit with Concurrent Variance in a Proposed R-75 Zoning District for a Place of Worship; 2.25 acres; District 2/Ku Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

2024-0686 RZR2024-00032, Applicant: Inline Communities, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Clyde H. Nicholas and Carlton Roger Dills; Rezoning with Concurrent Variance of Tax Parcel No. R7018 002; 2287 Rabbit Hill Circle; RA-200 to R-60 for a Single-Family Detached Subdivision; 23.13 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024]

2024-0687 RZR2024-00033, Applicant: Stanley Martin Homes c/o Bohler Engineering, PLLC; Owners: Rachel Lynn, Samuel Ted, and Timothy Reed Dunagan; Rezoning with Concurrent Variances of Tax Parcel Nos. R5138 047 and R5139 003, 182, and 312; 516, 535, and 538 Old Johnson Road and 539 Webb Gin House Road; R-100 to TND for a Traditional Neighborhood Development; 65.82 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0688 RZR2024-00034, Applicant: Jakob Sullins; Owner: Royal Mansions, LLC; Rezoning of Tax Parcel No. R3003 198; 2171 Doc Hughes Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.90 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0689 RZR2024-00035, Applicants: Burns Golf Course, LLC c/o Parkland Communities; Owner: Burns Golf Course, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6165 017; 4600 Block of Britt Road; RA-200 to TND for a Traditional Neighborhood Development; 46.29 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024]

VIII. Public Hearing - New Business

4. Rezoning

2024-0690 RZR2024-00036, Applicant: Toll Southeast LP Company Inc. c/o Andersen Tate & Carr; Owner: Trust of Joe Emory Parks, Jr. c/o S. Michael and Nell G. Parks; Rezoning of Tax Parcel No. R2002 002; 3300 Block of Jim Moore Road; RA-200 to R-75 for a Single-Family Detached Subdivision; 62.37 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024]

IX. New Business

1. Planning & Development/Matt Dickison

2024-0691 Ratification of plat approvals for June 1, 2024 through June 30, 2024.

X. Comments from Audience

XI. Adjournment