



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, September 24, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** September 17, 2024
- **Informal Business Discussion:** September 17, 2024
- **Executive Session:** September 17, 2024
- **Business Session:** September 17, 2024

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing 4-H Week, October 7-12, 2024
- **Proclamation:** Celebrating Hispanic Latino American Month 2024

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0689 RZR2024-00035, Applicant: Burns Golf Course, LLC c/o Parkland Communities, Inc.; 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 (Tabled on 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0773 CIC2024-00014, Applicant: Pedro Duenas Tovar; Owner: Pedro Duenas Tovar; Tax Parcel No. R7055 393; 1478 Kim Manor Way; Change in Conditions of Zoning for Property Zoned R-75; 0.24 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0774 CIC2024-00022, Applicant: Mareis, LLC; Owner: Mareis, LLC; Tax Parcel No. R1002 033; 2740 Thompson Mill Road; Change in Conditions of Zoning for Property Zoned R-100; 9.48 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0779 RZR2024-00039, Applicant: Simes Signature Properties c/o Mahaffey Pickens Tucker, LLP; Owner: Bennett J. Harold, Et. Al; Rezoning of Tax Parcel No. R7183 005; 3430 Camp Branch Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 5.10 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

1. Change in Conditions

2024-0851 CIC2024-00024, Applicant: Alejandro Ramos; Owner: LBM Custom Homes; Tax Parcel No. R3007 037; 4911 Spout Springs Road; Change in Conditions of Zoning for Property Zoned R-100; 4.16 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

1. Change in Conditions

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackelford Road and 3760 Block of Shackelford Road; Change in Conditions of Zoning for Property Zoned C-2 and M-1; 14.28 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0853 CIC2024-00026, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R6142 001; 4136 Jimmy Carter Boulevard; Change in Conditions of Zoning for Property Zoned C-2 and RM-13; 12.82 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0854 CIC2024-00027, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R3002 384; 2120 Hamilton Creek Parkway; Change in Conditions of Zoning for Property Zoned C-2; 12.78 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0855 CIC2024-00028, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R7123 041; 1480 Satellite Boulevard; Change in Conditions of Zoning for Property Zoned C-2; 11.94 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0856 CIC2024-00029, Applicant: Four Oaks Manor c/o Andersen Tate & Carr; Owner: Jose Fernandez; Tax Parcel No. R1001 007A; 3198 Hamilton Mill Road; Change in Conditions of Zoning for Property Zoned RA-200; 3.67 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2. Special Use Permits

2024-0857 SUP2024-00017, Applicant: Carlos Antunez; Owners: Rigoberto and Brian David Figueroa; Tax Parcel No. R6152 008; 3355 Lawrenceville Highway; Special Use Permit in a C-2 Zoning District for a Vehicle Repair, Services, and Body Work Establishment; 2.57 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VII. Public Hearing - New Business

2. Special Use Permits

2024-0858 SUP2024-00023, Applicant: Timothy S. Beahan; Owner: Aaron Zielinske; Tax Parcel Nos. R5329 001 and 027; 1453 Drowning Creek Road and the 1500 Block of Drowning Creek Road; Special Use Permit in a RA-200 Zoning District for a Private School; 16.71 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0859 SUP2024-00034, Applicant: Dingo's PDR, Inc.; Owner: Carolyn Poole, LLC; Tax Parcel No. R6079 040; 5345 Five Forks Trickum Road; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.37 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0860 SUP2024-00048, Applicant: Atlanta Diesel Services, Inc.; Owner: Shiv Holdings, LLC; Tax Parcel No. R6125 016; 4145 Arcadia Industrial Circle; Special Use Permit with Concurrent Variances in a M-1 Zoning District for a Heavy Truck or Heavy Equipment Repair Establishment; 1.66 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0861 SUP2024-00050, Applicant: John F. Kennedy; Owner: John F. Kennedy; Tax Parcel No. R6003 144; 3860 Laurel Tree Court; Special Use Permit in a R-100 Zoning District for an Outdoor Recreation Facility; 8.03 acres; Districts 2/Ku and 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

3. Rezonings

2024-0865 RZC2024-00015, Applicant: Keshwani Holdings, LLC c/o W. Charles "Chuck" Ross; Owner: Annie Akmakjian; Rezoning with Concurrent Variance of Tax Parcel No. R7054 114; 1207 Braselton Highway; O-I to C-2 for a Convenience Store with Fuel Pumps; 1.60 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0866 SUP2024-00037, Applicant: Keshwani Holdings LLC c/o W. Charles "Chuck" Ross; Owner: Annie Akmakjian; Tax Parcel No. R7054 114; 1207 Braselton Highway; Special Use Permit with Concurrent Variance in a proposed C-2 Zoning District for a Convenience Store with Fuel Pumps; 1.60 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

VII. Public Hearing - New Business

3. Rezoning

2024-0867 RZC2024-00016, Applicant: Seventy Seven Holdings, LLC c/o Andersen Tate & Carr; Owner: Seventy Seven Holdings, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6030 100; 3250 Centerville Highway; M-1 to M-2 for a Recovered Materials Processing Facility; 9.33 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0868 SUP2024-00038, Applicant: Seventy Seven Holdings, LLC c/o Andersen Tate & Carr; Owner: Seventy Seven Holdings, LLC; Tax Parcel No. R6030 100; 3250 Centerville Highway; Special Use Permit with Concurrent Variances in a proposed M-2 Zoning District for a Recovered Materials Processing Facility; 9.33 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

2024-0869 RZR2024-00041, Applicant: Bullard Land Planning; Owner: Salehin Kaderin; Rezoning of Tax Parcel No. R5124 060; 2755 Langley Road; R-100 to R-60 for a Single-Family Detached Subdivision; 3.64 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0870 RZR2024-00042, Applicant: Meritage Homes of Georgia, Inc. c/o LJA Engineering; Owner: Ann Mayfield Giblin; Rezoning with Concurrent Variance of Tax Parcel Nos. R5168 002, 003, and 056; 204 and 211 Grayson New Hope Road and the 200 Block of Grayson New Hope Road; R-100 to OSC for a Single-Family Detached Subdivision; 144.55 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0871 RZR2024-00043, Applicant: Tapestry Home Builders, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Richard H. Brady and James M. Griner; Rezoning of Tax Parcel Nos. R5345 005, R5353 001, and R5354 016; 3100 Block of June Ivy Road, 3601 Indian Shoals Road, and the 3500 Block of Indian Shoals Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 143.93 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0872 RZR2024-00044, Applicant: Waylon Hoge; Owner: Ohzoon Kweon; Rezoning with Concurrent Variance of Tax Parcel No. R7181 007; 3098 Wallace Road; RA-200 to R-75 for a Single-Family Detached Subdivision; 2.54 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

4. Amendment

2024-0901 Approval of UDOA2024-00002 amending Chapter 214 of Title 2 of the Unified Development Ordinance (UDO), entitled Overlay Zoning Districts, by inserting a new section 214-60, entitled Gwinnett Place Mall Overlay District, and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Gwinnett Place Mall Overlay District. Subject to approval as to form by the Law Department. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Tabled - Date: 10/1/2024]

VIII. New Business

1. Planning & Development/Matt Dickison

2024-0874 Ratification of Plat approvals for August 1, 2024 through August 31, 2024. (Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment