



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, October 22, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** October 15, 2024
- **Informal Presentation 11:00 a.m.:** October 15, 2024
- **Informal Business Discussion:** October 15, 2024
- **Executive Session:** October 15, 2024
- **Business Session:** October 15, 2024
- **Informal Presentation 3:00 p.m.:** October 15, 2024

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing Alpha Youth Academy
- **Proclamation:** Recognizing America Recycles Day
- **Proclamation:** Recognizing Animal Shelter Appreciation Week, November 3-9, 2024
- **Special Presentation:** Recognizing Gwinnett Parks and Recreation as 2024 National Gold Medal Awards Finalists for Excellence in Park and Recreation Management

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VI. New Business

1. Community Services/Tina Fleming

2024-0953 Award RP031-24, provision of on-demand design, fabrication, installation and demolition of playground equipment and surfacing on an annual contract (October 23, 2024 through December 31, 2024), to American Architectural Design Specialties, Inc. dba Architectural Design Specialties/ Playground Creations; Great Southern Recreation, LLC; and Miracle Recreation Equipment Company, base amount \$2,780,000.00, and approval to renew (January 1, 2025 through December 31, 2025), base amount \$2,500,000.00. Contracts to follow award. Subject to approval as to form by the Law Department. This contract is funded 50% by various SPLOST Programs. (Staff Recommendation: Award)

2. Support Services/Ron Adderley

2024-0881 Award RP014-24, provision of food services on a multi-year contract, to Georgia Fresh Foods, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award)

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackleford Road and 3760 Block of Shackleford Road; Change in Conditions of Zoning for Property Zoned C-2 and M-1; 14.28 acres; District 2/Ku (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024]

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024]

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VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024]

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024]

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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. (Tabled on 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

VIII. Public Hearing - New Business

1. Special Use Permits

2024-0943 SUP2024-00035, Applicant: Yafei Zheng Eurobella; Owner: C.E. Smith; Tax Parcel No. R7028A 048; 945 Buford Drive; Special Use Permit in a C-2 Zoning District for Vehicle Rental; 0.82 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0944 SUP2024-00041, Applicant: Sky Collision; Owner: Sky Collision; Tax Parcel No. R6132 129; 4154 Arcadia Industrial Circle; Special Use Permit (Renewal) in a M-1 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.98 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0945 SUP2024-00053, Applicant: HFA-Kelsey Kreher; Owner: EGAP Norcross; Tax Parcel No. R6190 223 (portion); 6050 Singleton Road; Special Use Permit with Concurrent Variances in a C-2 Zoning District for Vehicle Service; 0.63 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2. Rezoning

2024-0946 RZR2024-00046, Applicant: Althea VanConey Walker; Owner: Althea VanConey Walker; Rezoning of Tax Parcel No. R7028A 080; 556 Allen Drive; R-100 to RA-200 for an Accessory Building; 7.16 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0947 RZR2024-00047, Applicant: David Sonders; Owner: Azfar Khan; Rezoning of Tax Parcel No. R2001 236; 2805 Old Fountain Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 2.00 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0948 RZR2024-00048, Applicant: The Revive Land Group, LLC c/o Andersen Tate & Carr; Owners: Ginny Cash and Melvin Randall McPherson; Rezoning of Tax Parcel Nos. R5358 001 (portion) and 002 (portion); 1700 Block of and 1790 Whitley Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 13.14 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

2024-0949 RZR2024-00049, Applicant: Oleg Berigoi c/o LJA Engineering; Owner: Oleg Berigoi; Rezoning of Tax Parcel Nos. R1004 005 and 948; 4065 and 4079 Ridge Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 3.00 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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IX. New Business

1. Planning & Development/Matt Dickison

2024-0903 Approval of SNC2024-00001, a request to change the name of a portion of Drowning Creek Road to Rowen Way. (Staff Recommendation: Approval)

2024-0950 Ratification of Plat approvals for September 1, 2024 through September 30, 2024. (Staff Recommendation: Approval)

X. Comments from Audience

XI. Adjournment