



GWINNETT COUNTY
BOARD OF COMMISSIONERS

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

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, December 10, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Announcements:

- **Proclamation:** Recognizing the 2025 Miss Gwinnett County Titleholders

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-1062 RZR2024-00051, Applicant: Havenn Homes, LLC; Owner: Gregory Peevy; Rezoning of Tax Parcel No. R7066 002; 598 Russell Road; R-100 to R-IF for Townhouses and Single-Family Detached Subdivision; 12.15 acres; District 4/Holtkamp (Tabled on 11/12/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-1063 RZR2024-00052, Applicant: Liviu Mocanu; Owner: Liviu Mocanu; Rezoning of Tax Parcel No. R2001 022; 992 Bailey Woods Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.66 acres; District 4/Holtkamp (Tabled on 11/12/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-1064 RZR2024-00056, Applicant: David Sonders, Key Engineering Solutions - US Inc.; Owner: Rosa Martinez; Rezoning of Tax Parcel No. R1002 015; 3048 Thompson Mill Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 3.61 acres; District 4/Holtkamp (Tabled on 11/12/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

VI. Public Hearing - New Business

1. Support Services/Ron Adderley

2024-1066 Approval/authorization to abandon, declare as surplus, and to authorize disposition of 12,891 square feet of right of way formerly used as a public road known as Rock Springs Road located in Land Lot 147 of the 7th Land District, Lawrenceville, 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

2024-1185 REZ2024-00001, Applicant: LJA Engineering c/o Tyler Lasser; Owner: Ana Lehner; Rezoning of Tax Parcel No. R5325 068; 3240 Indian Shoals Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 3.03 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-1186 REZ2024-00002, Applicant: LJA Engineering c/o Tyler Lasser; Owner: Ana Lehner; Rezoning of Tax Parcel No. R5325 437; 3224 Hall Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.89 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. New Business

1. Planning & Development/Matt Dickison

2024-1182 Ratification of Plat approvals for November 1, 2024 through November 30, 2024. (Staff Recommendation: Approval)

VIII. Comments from Audience

IX. Adjournment