



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

AMENDED
Public Hearing Agenda
Tuesday, June 25, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** June 18, 2024
- **Informal Presentation, 11:00 a.m.:** June 18, 2024
- **Informal Business Discussion, 12:00 p.m.:** June 18, 2024
- **Executive Session:** June 18, 2024
- **Business Session:** June 18, 2024

V. Announcements:

- **Proclamation:** Celebrating Level Up Day 2024
- **Proclamation:** Recognizing Park and Recreation Month
- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Spring Graduates

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0392 SUP2024-00015, Applicant: Mustaq Moosa; Owner: Williams J.M. 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 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

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 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

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 (Tabled on 5/14/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [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 (Tabled on 5/14/2024) (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

2024-0578 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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-0579 CIC2024-00016, Applicant: Michael Minseok Mun; Owner: Eclacia Holdings, LLC; Tax Parcel No. R7206 008; 1866 Buford Highway; Change in Conditions of Zoning for Property Zoned C-2; 1.40 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permits

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/8/2024]

3. Rezoning

2024-0581 RZR2024-00009, Applicant: David Sonders, Key Engineering Solutions-US, Inc.; Owner: Stefan Lapancu; Rezoning of Tax Parcel Nos. R3002 024 and R7009 255; 2223 Cain Circle and the 2900 Block of Braselton Highway; O-I and RA-200 to R-100 for a Single-Family Detached Subdivision; 4.86 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/8/2024]

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VII. Public Hearing - New Business

3. Rezoning

2024-0583 RZR2024-00025, Applicant: Florentina Fisteag; Owner: Florentina Fisteag; Rezoning of Tax Parcel No. R7060 005; 2129 Old Peachtree Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.88 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VIII. New Business

1. Planning & Development/Matt Dickison

2024-0584 Ratification of Plat approvals for May 1, 2024 through May 31, 2024.
(Staff Recommendation: Approval)

IX. Comments from Audience

X. Adjournment