



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

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**Public Hearing Agenda**  
**Tuesday, August 27, 2024 - 7:00 PM**

**I. Call To Order**

**II. Opening Remarks by Chairwoman**

**III. Approval of Agenda**

**IV. Approval of Minutes:**

- **Work Session:** August 20, 2024
- **Informal Business Discussion:** August 20, 2024
- **Executive Session:** August 20, 2024
- **Business Session:** August 20, 2024

**V. Announcements:**

- **Proclamation:** Celebrating Black Business and Philanthropy Month

## **VI. Public Hearing - Old Business**

### **1. Planning & Development/Matt Dickison**

**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 (Tabled on 7/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions as R-100]

**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 (Tabled on 7/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions as R-75]

**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 (Tabled on 7/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**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 7/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**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 (Tabled on 7/23/2024) (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**

**2024-0773 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/3/2024]

**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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/3/2024]

### **2. Special Use Permits**

**2024-0775 SUP2024-00024**, Applicant: Stanislav Pascaru; Owner: Stanislav Pascaru; Tax Parcel No. R6053 168; 3660 Hewatt Court; Special Use Permit Renewal in a C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.5 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2024-0776 SUP2024-00025**, Applicants: Eunice and Valeriu Pamfile; Owners: Eunice and Valeriu Pamfile; Tax Parcel No. R7106 415; 2130 Azalea Drive; Special Use Permit Renewal with Concurrent Variance in a R-100 Zoning District for a Personal Care Home; 1.37 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

### **3. Rezoning**

**2024-0777 RZM2024-00008**, Applicant: D.R. Horton, Inc. – Atlanta East; Owner: 3K2M, LLC; Rezoning with Concurrent Variance of Tax Parcel Nos. R5164 001, 001B, and 003; 3016, 3022, and 3000 Block of Loganville Highway; R-100 to R-TH for Townhouses; 25.88 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny]

## **VII. Public Hearing - New Business**

### **3. Rezoning**

**2024-0778 RZM2024-00011**, Applicant: Buford Leased Housing Associates I, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: MAT, LLC; Rezoning of Tax Parcel No. R7177 049; 2800 Block of Mall of Georgia Boulevard; RA-200 to HRR for an Independent Living Retirement Community; 4.97 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

**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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/3/2024]

**2024-0780 RZR2024-00040**, Applicant: Luke Rozanski; Owners: Bloomingdale T. Brown and David and Oak Chi; Rezoning of Tax Parcel Nos. R5004 006 and 007; 2946 and 3006 Springdale Road; R-100 to R-60 for a Single-Family Detached Subdivision; 19.48 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

### **4. Amendment**

**2024-0817 Approval/request** to hold the second required 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.

## **VIII. New Business**

### **1. Planning & Development/Matt Dickison**

**2024-0781 Ratification** of Plat approvals for July 1, 2024 through July 31, 2024. (Staff Recommendation: Approval)

## **IX. Comments from Audience**

## **X. Adjournment**