



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, November 12, 2024 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Announcements:

- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Fall 2024 Graduates
- **Proclamation:** Recognizing the Great American Smoke Out

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackleford Road and the 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 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 10/22/2024) (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

2024-0854 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 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

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 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - New Business

1. Change in Conditions

2024-1060 CIC2024-00031, Applicant: HP Properties Georgia, LLC c/o Andersen Tate & Carr; Owner: HP Properties Georgia, LLC; Tax Parcel No. R7154 010; 875 Northbrook Parkway; Change in Conditions of Zoning for Property Zoned M-1; 7.14 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2024-1061 CIC2024-00032, Applicant: Sanford "Sandy" Epstein, AIA; Owner: PIC GA, Inc (Sharon Bi); Tax Parcel No. R7125 132; 1125 Northbrook Parkway; Change in Conditions of Zoning for Property Zoned M-1; 15.37 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Rezonings

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/2/2024]

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/2/2024]

VI. Public Hearing - New Business

2. Rezoning

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

3. Amendment

2024-0977 Approval of UDOA2024-00003 amending Chapter 214 of Title 2 of the Unified Development Ordinance entitled Overlay Zoning Districts, by inserting a new section 214-70, entitled Civic Center Overlay District and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Civic Center Overlay District. Subject to approval as to form by the Law Department. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve]

VII. New Business

1. Planning & Development/Matt Dickison

2024-1065 Ratification of Plat approvals for October 1, 2024 through October 31, 2024. (Staff Recommendation: Approval)

VIII. Comments from Audience

IX. Adjournment