

AGENDA

1. Introduction

2. Call To Order

3. Opening Remarks by Chairwoman

4. Approval of Agenda

5. Approval of Minutes

Work Session: October 21, 2025

Informal Business Discussion: October 21, 2025

Executive Session: October 21, 2025

Business Session: October 21, 2025

6. Announcement 1

Special Presentation: Gwinnett Youth Commission Minute

7. Announcement 2

Special Presentation: Recognizing the Gwinnett 101 Citizens Academy Fall 2025 Graduates

8. Announcement 3

Proclamation: Recognizing Red Ribbon Week, October 23 - October 31, 2025

9. Announcement 4

10. Rules of Order

11. Tabled Cases

Commissioners announce those cases within their respective districts that will be heard at future meetings.

12. 2025-0947

UDOA2025-00001 -- Approval of an amendment to the Unified Development Ordinance of Gwinnett County: Title 1: Administration; Title 2: Land Use and Zoning; and Title 3: Development and Permitting, to update regulations based on best practices, add illustrations, and improve code consistency. (Tabled on 9/23/2025) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve with Conditions]

13. 2025-1100

SUP2025-00014, Applicant: Michael Ayo; Owner: Arcado Light & Heavy Repair, Inc.; Tax Parcel No. R6125 014; 4155 Arcadia Industrial Circle; Special Use Permit in an M-1 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 1.0 acre; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

14. 2025-1101

REZ2025-00021, Applicant: Chafin Land Development c/o Mahaffey Pickens Tucker, LLP; Owner: Estate of Jones Webb; Rezoning of Tax Parcel Nos.

R5166 001 and 028; 2725 and 2700 Block of Moon Road; R-100 to R-60 for a Single-Family Detached Subdivision; 27.98 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

15. 2025-1102

REZ2025-00023, Applicant: Arthur A. Jones & Associates, Inc.; Owner: Arthur A. Jones & Associates, Inc.; Rezoning of Tax Parcel No. R5200 009; 689 Grayson New Hope Road; R-100 to RA-200 for a Plant Nursery; 9.94 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

16. 2025-1103

REZ2025-00024, Applicant: Hanover Company c/o Mahaffey Pickens Tucker, LLP; Owner: SP Sugarloaf, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7122 042 (portion); 1855 Satellite Boulevard; O-I to MRR for Apartments; 7.88 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

17. 2025-1104

REZ2025-00026, Applicant: Mahaffey Pickens Tucker, LLP; Owners: Robert Styles, Ann M. Styles, Wayne Almond and Kathleen Almond; Rezoning of Tax Parcel Nos. R5246 125, 126, and 127; 1109, 1113, and 1117 Campbell Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 11.63 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

18. 2025-1051

Ratification of Plat approvals for September 1, 2025 through September 30, 2025. (Recommendation: Approval)

19. Comments from Audience

20. Adjournment