

**Zoning Board of Appeals
Tuesday, February 10, 2026, at 7:00pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Denise Rumbaugh, Bess Walthour, Rich Edinger, Jeff Timler, Jim Nash

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairwoman and Rules of Order
- C. Approval of Agenda
{Action: Approved; Motion: Edinger Second: Timler; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Out of Room; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: January 13, 2026
{Action: Approved; Motion: Edinger Second: Timler; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Out of Room; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. New Business
- 1. Case Number: **VAR2026-00002**
Applicant: Highpoint Development
Owner: McGinnis Ferry II Apartment Owner, LLC
Contact: Mason Gaines
Phone Number: 404.438.1029
Zoning: RM-24
Location: 2735 McGinnis Ferry Road
Map Number: R7152 272
Variance Requested: Internally illuminated signage
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Edinger; Vote: 4-0-1: Timler-Abstained; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **VAR2026-00003 (PUBLIC HEARING HELD)**
Applicant: Brandon Le
Owner: Binh Nguyen
Contact: Brandon Le
Phone Number: 404.610.6481
Zoning: R-100MOD
Location: 1385 Creek Pointe Circle
Map Number: R7055 274
Variance Requested: Exceed maximum lot coverage
Commission District: (4) Holtkamp
{Action: Tabled to March 10, 2026; Motion: Rumbaugh Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS – Sammy Baker is the new appointee for District 4

I. ADJOURNMENT

{Action: Approved; Motion: Edinger Second: Timler; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}