



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

Official
Public Hearing Minutes
Tuesday, February 27, 2024 - 7:00 PM

Present: Nicole L. Hendrickson, Kirkland Carden, Ben Ku, Jasper Watkins III, Matthew Holtkamp

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes;
Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IV. Approval of Minutes:

- **Work Session:** February 20, 2024
- **Informal Presentation 11:00 a.m.:** February 20, 2024
- **Informal Business Discussion:** February 20, 2024
- **Executive Session:** February 20, 2024
- **Business Session:** February 20, 2024

{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes;
Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing the District 44 Toastmasters



Proclamation

RECOGNIZING THE DISTRICT 44 TOASTMASTERS

April 2024

WHEREAS, Toastmasters International is a world leader in communication and leadership development that operates purpose-driven clubs worldwide to help members develop communication, public speaking, and leadership skills; and

WHEREAS, Comprised of more than 270,000 individuals and 14,000 clubs in 148 countries, Toastmasters International provides its members with the tools to effectively communicate in their personal and professional lives while gaining confidence to lead others; and

WHEREAS, Since December 13, 1944, when the first Georgia Toastmasters Club was chartered in Atlanta, Toastmasters has expanded throughout the state and remained dedicated to its organizational values of integrity, respect, service, and excellence; and

WHEREAS, Representing more than 2,900 members, District 44 Toastmasters Clubs support, mentor, and lead its Georgia members to develop strategic communication and leadership skills; and

WHEREAS, In 2024, the District 44 Toastmasters are focusing on the successes of their district leaders in the global marketplace, following the theme "Reignite Your Passion"; and

WHEREAS, District 44 Toastmasters International will continue to empower and inspire Gwinnett residents to develop as more skilled communicators and leaders with greater self-confidence and personal growth.

NOW, THEREFORE, I, Ben Ku, do hereby recognize the outstanding accomplishments made by the Georgia District 44 Toastmasters Clubs and proclaim April 2024 as Toastmasters Month in Gwinnett County.

District 2
Board of Commissioners
Gwinnett County, Georgia

Signed this 27th day of February, 2024

VI. Old Business

1. Planning & Development/Matt Dickison

2023-1155 CIC2023-00025, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 5.71 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-1156 CIC2023-00026, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 5.71 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2023-1157 SUP2023-00059, Applicant: Neal Properties, LLC; Owner: Southeast Trucking & Trailer Repair, LLC; Tax Parcel No. R5334 001; 3044 Winder Highway; Special Use Permit with Concurrent Variances in a M-1 Zoning District for a Towing/Wrecker Service and Impound Lot; 5.71 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-1158 CIC2023-00028, Applicant: Terry M. Hampel (Branch Properties); Owner: SCG BR Five Forks, LP; Tax Parcel No. R6090 189; 4045 Five Forks Trickum Road; Change in Conditions of Zoning for Property Zoned C-2; 1.05 acres; District 2/Ku (Tabled on 2/27/2024) (Tabled to 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 3/5/2024] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0065 CIC2023-00029, Applicant: Clarence Almonor; Owner: Moreira Silvana c/o Valiani Group; Tax Parcel Nos. R7073 001A and 105; 1760 and 1768 Duluth Highway; Change in Conditions of Zoning for Property Zoned C-2; 5.01 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0066 SUP2023-00063, Applicant: Clarence Almonor; Owner: Moreira Silvana c/o Valiani Group; Tax Parcel Nos. R7073 001A and 105; 1760 and 1768 Duluth Highway; Special Use Permit in a C-2 Zoning District for a Self-Storage Facility; 5.01 acres; District 1/Carden [Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] **{Action: Denied Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-1163 RZM2023-00021, Applicant: Richardson Housing Group, c/o Alliance Engineering and Planning; Owner: Monaco Investments, LLC; Rezoning of Tax Parcel No. R6050 142 (portion); 2400 Block of Highpoint Road; R-75 to R-TH for Townhouses and Single-Family Detached Subdivision; 8.24 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-1164 RZM2023-00022, Applicant: Richardson Housing Group, c/o Alliance Engineering and Planning; Owner: Monaco Investments, LLC; Rezoning of Tax Parcel No. R6050 142 (portion); 2400 Block of Highpoint Road; R-75 to R-TH for Single-Family Detached Subdivision; 3.87 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2023-1166 RZR2023-00003, Applicant: Mason Capital, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Webb Jones; Rezoning with Concurrent Variances of Tax Parcel No. R5166 001 and 028; 2700 Block of Moon Road and 2725 Moon Road; R-100 to TND for a Traditional Neighborhood Development; 27.98 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VIII. Public Hearing - New Business

1. Change in Conditions

2024-0187 CIC2024-00002, Applicant: Pulte Home Company, LLC c/o Jim Warren; Owners: Keith and Margaret Connelly, Steve Johnson, and Robert McClure; Tax Parcel Nos. R6073 180 and 268 and R6082 034, 087, and 188; 1396, 1426, 1436, 1446, and 1400 Block of Oleander Drive; Change in Conditions of Zoning for Property Zoned OSC; 93.1 acres; District 2/Ku (**Tabled on 2/27/2024**) (**Tabled to 3/26/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024] **{Action: Tabled Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0188 CIC2024-00006, Applicant: 123 Culver, LLC; Owner: 123 Culver, LLC; Tax Parcel No. R5100 014; 3132 Rosebud Road; Change in Conditions of Zoning for Property Zoned R-75; 4.27 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0189 CIC2024-00007, Applicant: Civil Ace Engineering; Owner: Yuriy Kotenkov; Tax Parcel No. R5130 004; 447 Athens Highway; Change in Conditions of Zoning for Property Zoned C-2; 1.76 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0190 SUP2024-00004, Applicant: Civil Ace Engineering; Owner: Yuriy Kotenkov; Tax Parcel No. R5130 004; 447 Athens Highway; Special Use Permit in a C-2 Zoning District for Automobile/Repair Service; 1.76 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VIII. Public Hearing - New Business

2. Rezoning

2024-0191 RZR2024-00005, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ernest T. and Donna Lopez; Rezoning of Tax Parcel Nos. R5064 199 and 200; 2060 and 2090 Lenora Road; R-100 to OSC for a Single-Family Detached Subdivision; 3.52 acres; District 3/Watkins (Tabled on 2/27/2024) (Tabled to 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0192 RZR2024-00006, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ernest T. and Donna Lopez; Rezoning with Concurrent Variance of Tax Parcel Nos. R5064 192, 193, 194, 195, 196, and 197; 2001, 2039, 2069, 2079, and 2099 Lenora Road and 4169 Pate Road; R-100 to OSC for a Single-Family Detached Subdivision; 27.51 acres; District 3/Watkins (Tabled on 2/27/2024) (Tabled to 3/26/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 3/5/2024] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0193 RZR2024-00007, Applicant: Mareis, LLC; Owner: Norbert R. Duncan; Rezoning of Tax Parcel No. R1002 033; 2740 Thompson Mill Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 9.46 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IX. New Business

1. Commissioners

2024-0245 Approval/authorization for the Board of Commissioners to execute a Resolution Setting the Salary of the Chairperson of the Gwinnett County Board of Commissioners. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Watkins Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-No}

IX. New Business

2. Law Department/Michael P. Ludwiczak

2024-0179 Approval/authorization of the settlement of the claim of Roberta Hawthorne, for the sum of \$250,000.00. Subject to approval as to form by the Law Department. {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

3. Planning & Development/Matt Dickison

2024-0194 Ratification of Plat approvals for January 1, 2024 through January 31, 2024. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

X. Comments from Audience

XI. Adjournment

{Action: Adjourn Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}