



GWINNETT COUNTY  
**BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935  
O: 770.822.7000 | F: 770.822.7097  
GwinnettCounty.com

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, March 26, 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:** March 19, 2024
- **Informal Business Discussion:** March 19, 2024
- **Executive Session:** March 19, 2024
- **Business Session:** March 19, 2024
- **Informal Presentation 3:00 p.m.:** March 19, 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 Minutes
- **Proclamation:** Recognizing National Volunteer Week
- **Proclamation:** Recognizing Arab American Heritage Month



Proclamation

# RECOGNIZING VOLUNTEER WEEK

April 21 – 27, 2024

WHEREAS, National Volunteer Week provides communities across the country the opportunity to recognize the positive impact of volunteer service on tackling society's greatest challenges, building stronger communities, and being a force for good; and

WHEREAS, Each April, Gwinnett County shines a light on the people and causes that make our community stronger, recognizing and thanking volunteers who lend their time, talent, and voices to make a difference; and

WHEREAS, Volunteer Gwinnett is a countywide program designed to involve Gwinnett residents in volunteer activities that contribute to the excellent quality of life in our community; and

WHEREAS, Established in 2012, Volunteer Gwinnett streamlines volunteer recruitment and placement, and supports both one-time events and long-term government services; and

WHEREAS, In 2023, nearly 45,000 volunteers have provided more than a million service hours, conducted 10,000 volunteer days and activities, welcomed 28 new Gwinnett Serves non-profit community partners, and completed 48 mobile food distributions; and

WHEREAS, Volunteer Gwinnett has been recognized nationally for its Mobile Food Distribution, Gwinnett's Great Days of Service, and its leadership, which constantly strives to meet the Gwinnett Standard.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim the week of April 21 – 27, 2024 as Volunteer Week in Gwinnett County. I hope that Volunteer Gwinnett and its members will continue to share their time and talents to help keep us vibrantly connected to residents, business owners, visitors, and community organizations. The contribution of your time and talents continue to make Gwinnett a great place to live, work, and play.

**Chairwoman  
Board of Commissioners  
Gwinnett County, Georgia**

Signed this 26<sup>th</sup> day of March, 2024



Proclamation

# CELEBRATING ARAB AMERICAN HERITAGE MONTH

April 2024

WHEREAS, The diverse and vibrant Arab American community, whose rich heritage dates to 1527 when the first Lebanese immigrants arrived in North America, has paved the way for subsequent generations to contribute greatly to the growth and prosperity of the United States; and

WHEREAS, Arab Americans now represent more than 3 million Americans and have made invaluable contributions to history, entertainment, medicine, engineering, civic service, and the government, serving the United States with dedication; and

WHEREAS, The Arab American community, represented by various cultures from the Middle East to Northern Africa, contributes to Gwinnett's local government, economy, and culture, enhancing the vitality of our vibrant community; and

WHEREAS, Since the United States Congress introduced a resolution to designate October 25 as National Arab American Day in 1992, celebrations of Arab American heritage have expanded across the country; and

WHEREAS, In 2021, the State Department declared April as Arab American Heritage Month for the first time, and in 2022, President Joe Biden recognized April as National Arab American Heritage Month, celebrating the Arab American community "for representing the best of who we are;" and

WHEREAS, During Arab American Heritage Month, Gwinnett celebrates the Arab American community's sacrifices and contributions, which are woven into our local history.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim April as Arab American Heritage Month. I urge all residents to join in celebrating the rich cultural heritage, accomplishments, and contributions of Arab Americans to our great county.

**Chairwoman  
Board of Commissioners  
Gwinnett County, Georgia**

Signed this 26<sup>th</sup> day of March, 2024

## **VI. 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Denied without Prejudice Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**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 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Watkins Second: Carden 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 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

### **1. Special Use Permits**

**2024-0306 SUP2024-00006**, Applicant: HFA - Kelsey Kreher; Owner: EGAP Norcross; Tax Parcel No. R6190 223 (portion); 6050 Singleton Road; Special Use Permit with Concurrent Variances in a C-2 Zoning District for an Automobile Service Facility; 0.63 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Denied Motion: Ku Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-No}

### **2. Rezonings**

**2024-0307 RZC2024-00005**, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R6064 020 and 072; 4417 and 4421 Stone Mountain Highway; M-1, O-I, and C-2 to M-1 for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 0.50 acres; District 2/Ku (Tabled on 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0308 SUP2024-00008**, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Tax Parcel Nos. R6064 020 and 072; 4417 and 4421 Stone Mountain Highway; Special Use Permit with Concurrent Variances in a Proposed M-1 Zoning District for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 29.00 acres; District 2/Ku (Tabled on 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0309 RZM2024-00004**, Applicant: Walker Anderson Homes, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Baynes Family, LLC, Linda A. Baynes, and Myron B. Baynes; Rezoning of Tax Parcel Nos. R7166 001D and 001E and R7167 001D and 007; 3001 and 3099 Wildwood Road and the 3000 Block of Wildwood Road; R-100 to R-TH for Townhouses; 16.63 acres; District 1/Carden (Tabled on 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

### **2. Rezoning**

**2024-0310 RZM2024-00005**, Applicant: Georgian Acres Properties, LLC c/o Andersen Tate & Carr; Owners: Tim Coffey, Jennifer L. Brown, Nan M. Judge, and Debbie Tyson; Rezoning with Concurrent Variance of Tax Parcel Nos. R7094 001A and 023; 2021 and 2067 Braselton Highway; RA-200 to R-TH for Townhouses; 7.88 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0311 RZR2024-00008**, Applicant: David Sonders, Key Engineering Solutions-US, Inc.; Owner: Stefan Lapancu, Amazing Home Construction; Rezoning with Concurrent Variance of Tax Parcel No. R2001 212; 2865 Old Fountain Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 2.33 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0312 RZR2024-00010**, Applicant: Walker Anderson Homes, LLC c/o Andersen Tate & Carr; Owners: Stacey H. Brown, Edwin Graham, Gary and Jane Kennedy, Harold H. Kennedy, Herman F. Kennedy, William Kennedy, Charles King, and Jonathan King; Rezoning with Concurrent Variance of Tax Parcel Nos. R3003 021, 092, 107, 123, 325, 380, 417, and 999; 4820, 4830, 4848, 4858, 4868, 4886, and the 4800 Block of Braselton Highway; RA-200 to OSC for a Single-Family Detached Subdivision; 63.64 acres; District 4/Holtkamp (Tabled on 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0313 RZR2024-00011**, Applicant: The Revive Land Group c/o Andersen Tate & Carr; Owners: Ginny Cash and Melvin Randall McPherson; Rezoning with Concurrent Variances of Tax Parcel Nos. R5357 006 and 009 and R5358 001 and 002; 1785 and 1825 Kilcrease Road, 1700 Block of Whitley Road, and 1790 Whitley Road; RA-200 to OSC for a Single-Family Detached Subdivision; 51.81 acres; District 3/Watkins (Tabled on 3/26/2024) (Tabled to 4/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 4/9/2024] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

## **VIII. New Business**

### **1. Law Department/Michael P. Ludwiczak**

**2024-0331 Approval/authorization** for the Chairwoman to execute a Resolution authorizing an Intergovernmental Economic Development Contract with the Development Authority of Gwinnett County and a related Quitclaim Deed and associated documents with respect to the transfer, development, and operation of the Stone Mountain Tennis Center property; acknowledging a Purchase and Sale Agreement by the Development Authority of Gwinnett County and Fuqua Acquisitions II, LLC (or an authorized and approved related entity) relating to the sale of such property; and authorizing the execution, delivery and performance of all documents in accordance with such Purchase and Sale Agreement to which Gwinnett County, Georgia is a party; and for other related purposes. Subject to approval as to form by the Law Department. {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

**2024-0314 Ratification** of Plat approvals for February 1, 2024 through February 29, 2024. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

## **IX. Comments from Audience**

## **X. Adjournment**

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