



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

Unofficial
Public Hearing Minutes
Tuesday, May 14, 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. Announcements:

- **Proclamation:** Recognizing Apraxia Awareness Day
- **Proclamation:** Recognizing National Kids to Parks Day

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2023-1154 CIC2023-00024, Applicant: 2696 Suwanee Road, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: 2696 Suwanee Road, LLC and 2686 Lawrenceville-Suwanee Road, LLC; Tax Parcel Nos. R7127 009 and 017; 2686 and 2696 Lawrenceville-Suwanee Road; Change in Conditions of Zoning for Property Zoned C-2; 1.56 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Approved with Change Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}



Proclamation

RECOGNIZING APRAXIA AWARENESS DAY

May 14, 2024

WHEREAS, Apraxia is a neurological disorder characterized by the inability to perform familiar movements on command without any physical paralysis; and

WHEREAS, Childhood apraxia of speech, also known as CAS, causes children to have significant difficulty learning to speak and affects 1 in 1,000 children; and

WHEREAS, Since 2013, Apraxia Awareness Day has aimed to raise awareness about the impact this complex speech disorder has on children around the world; and

WHEREAS, Children with the diagnosis of apraxia of speech, despite their good understanding of language, face significant challenges in learning or carrying out the complex sequenced movements necessary for clear speech; and

WHEREAS, Apraxia Kids is the leading nonprofit that strengthens the support systems in the lives of children with apraxia of speech by educating professionals and families, facilitating community engagement, and investing in the future through advocacy and research; and

WHEREAS, Apraxia Kids Georgia plays a pivotal role by providing local resources, support groups, and fundraising events for children who live with CAS and their families. Their support is instrumental in the mission to create a world where every child with apraxia of speech reaches their highest communication potential through accurate diagnosis and appropriate timely treatment.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim May 14, 2024, as Apraxia Awareness Day in Gwinnett County. With this proclamation, we uplift the children living with this speech disorder, their families, and organizations like Apraxia Kids Georgia for their effort, determination, and resilience in the face of such obstacles.

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

Signed this 14th day of May, 2024



Proclamation

RECOGNIZING KIDS TO PARKS DAY

May 18, 2024

WHEREAS, In 2010, the National Park Trust launched Kids to Parks Day to inspire future outdoor enthusiasts and the next generation of park stewards; and

WHEREAS, Held annually on the third Saturday of May, this year marks the 14th anniversary of the nationwide event designed to immerse kids and their families in thrilling outdoor adventures; and

WHEREAS, By encouraging children to connect with nature and the sustainability of parks, they learn to engage in park stewardship, outdoor recreation, STEM education, and the history of their communities; and

WHEREAS, Promoting an active lifestyle to children by enjoying time outdoors not only brings joy but also aids in the fight against childhood obesity, diabetes, hypertension, and other physical and mental illnesses; and

WHEREAS, Kids to Parks Day empowers children and encourages families to get outdoors and visit local parks, public lands, and waters; and

WHEREAS, On Kids to Parks Day, Gwinnett is hosting various events and activities throughout the county, fostering a sense of community among first-time park visitors and energizing regular park enthusiasts.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim May 18, 2024, as Kids to Parks Day in Gwinnett County. I encourage all residents to enjoy our award-winning parks and recreational spaces on Kids to Parks Day and every day.

A handwritten signature in blue ink that reads "Nicole Love Hendrickson".

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

Signed this 14th day of May, 2024

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0392 SUP2024-00015, Applicant: Mustaq Moosa; Owner: J.M. Williams Jr. Et al.; Tax Parcel No. R6060 064; 5625 Bermuda Road and 2155 West Park Place Boulevard; Special Use Permit with Concurrent Variances in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 3.12 acres; District 2/Ku (**Tabled on 5/14/2024**) (**Tabled to 6/25/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024] **{Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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; 5.12 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Remand Back to the Planning Commission 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Remand Back to the Planning Commission 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 5/14/2024**) (**Tabled to 6/4/2024 Business Session**) (**Public hearing was held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0394 RZM2024-00006, Applicant: Parkland Communities c/o LJA Engineering; Owners: William C. Garner, Oscar Medina, and New Jerusalem Dream Center Ministries; Rezoning with Concurrent Variances of Tax Parcel Nos. R6058 006, 006A, and 007 (portion); 2125, 2145, and 2155 Rockbridge Road; R-100 to R-TH for Townhouses; 10.79 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Ku Second: Carden 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 5/14/2024) (Tabled to 6/25/2024) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/4/2024] **{Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0395 RZR2024-00013, Applicant: O'Dwyer Properties, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Young Rok and Jung Suk Oh; Rezoning with Concurrent Variances of Tax Parcel Nos. R7222 015 and 247; 3871 and the 3800 Block of Hamilton Mill Road; R-100 to R-SR for a Single-Family Detached Subdivision; 8.42 acres; District 4/Holtkamp **(Tabled on 5/14/2024) (Tabled to 6/25/2024) (Public hearing was not held)** [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VI. Public Hearing - New Business

1. Support Services/Ron Adderley

2024-0450 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 4,815 square feet of right of way formerly used as a public road known as Medlock Bridge Road located in Land Lot 301 of the 6th Land District, Peachtree Corners, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval) **{Action: Approved Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VI. Public Hearing - New Business

2. Rezoning

2024-0476 RZC2024-00007, Applicant: DIG09 Duluth Pavilion, LLC c/o Andersen Tate & Carr; Owner: DIG09 Duluth Pavilion, LLC; Rezoning with Concurrent Variance of Tax Parcel No. R6205 056 (portion); 2975 Breckinridge Boulevard; M-2 to C-3 for a Garden Supply Center; 4.05 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0477 SUP2024-00013, Applicant: DIG09 Duluth Pavilion, LLC c/o Andersen Tate & Carr; Owner: DIG09 Duluth Pavilion, LLC; Tax Parcel No. R6206 056 (portion); 2975 Breckinridge Boulevard; Special Use Permit with Concurrent Variance in a Proposed C-3 Zoning District for Outdoor Sales and Storage; 4.05 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied without Prejudice Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0478 RZC2024-00009, Applicant: Dexter Maxwell; Owner: Blueteal, LLC; Rezoning of Tax Parcel No. R5210 001C; 145 Boulderbrook Circle; M-2 and R-ZT to M-1 for a Landscaping Contractors Office; 4.30 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}

2024-0479 RZC2024-00011, Applicant: Kelly Towers III, LLC; Owner: MAAG USA, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7145 003; 2700 Block of Old Ivy Court; R-100 to C-1 for a Telecommunications Tower; 6.07 acres; District 4/Holtkamp (Tabled on 5/14/2024) (Tabled to 6/25/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 6/4/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0480 RZM2024-00009, Applicant: Imperial Developers, LLC c/o LJA Engineering; Owner: Homer Scott Titshaw III; Rezoning with Concurrent Variances of Tax Parcel No. R5018 044; 2636 Lawrenceville Highway; R-75 to R-TH for Townhouses; 3.66 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [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}

VI. Public Hearing - New Business

2. Rezoning

2024-0481 RZR2024-00012, Applicant: DRB Group Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Michael and Pamela McGrath; Rezoning of Tax Parcel No. R5162 028; 3847 Loganville Highway; R-100 to R-75 for a Single-Family Detached Subdivision; 32.34 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}

2024-0482 RZR2024-00015, Applicant: Lowe Engineers, LLC; Owner: Nakoda Bherav & Co., LLC; Rezoning of Tax Parcel No. R5312 008; 1652 Harbins Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 44.09 acres; District 3/Watkins (Tabled on 5/14/2024) (Tabled to 6/25/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 6/4/2024] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0483 RZR2024-00019, Applicant: An Van Dinh; Owner: An Van Dinh; Rezoning with Concurrent Variances of Tax Parcel No. R6174 518; 1139 Falling Water Lane; O-I to R-60 for a Single-Family Detached Subdivision; 1.11 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [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}

VII. New Business

1. Planning & Development/Matt Dickison

2024-0484 Ratification of Plat approvals for April 1, 2024 through April 30, 2024. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. Comments from Audience

IX. Adjournment

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