



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, June 25, 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

Amend Agenda to add Special Presentation recognizing the Gwinnett 101 Citizens Academy Spring Graduates as the third item under V. Announcements

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

Approval of Amended 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:** June 18, 2024
- **Informal Presentation, 11:00 a.m.:** June 18, 2024
- **Informal Business Discussion, 12:00 p.m.:** June 18, 2024
- **Executive Session:** June 18, 2024
- **Business Session:** June 18, 2024

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

## V. Announcements:

- **Proclamation:** Celebrating Level Up Day 2024
- **Proclamation:** Recognizing Park and Recreation Month
- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Spring Graduates



Proclamation

# CELEBRATING LEVEL UP DAY

July 9, 2024

WHEREAS, Level Up Day was created by author and filmmaker Danielle Tuwano, who sought to create a movement encouraging others to become better, set and achieve practical goals, learn new skills, and take new, daring chances; and

WHEREAS, Level Up Day aims to promote progress, achievement, and inspiration for people from all walks of life; and

WHEREAS, A dedicated mother, wife, entrepreneur, and mentor, Danielle has been featured in numerous publications and has spoken at multiple conferences about her work to inspire people through film and writing; and

WHEREAS, Danielle's impactful work empowers the everyday individual, inspiring them to elevate their life and business to the next level; and

WHEREAS, The Level Up movement highlights the many motivated, purpose-driven residents who help fuel the Gwinnett Spirit; and

WHEREAS, Throughout July, Danielle collaborates with various community organizations, local libraries, and businesses to host a range of activities, including mentorship opportunities, personalized coaching sessions, and community gatherings, all designed to empower individuals to Level Up in their lives and careers.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate July 9, 2024, as Level Up Day in Gwinnett County. I commend founder Danielle Tuwano for her commitment to encouraging Gwinnett residents to push beyond their comfort zones to be their best selves.

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

Signed this 25<sup>th</sup> day of June, 2024



Proclamation

# CELEBRATING PARK AND RECREATION MONTH

July 2024

WHEREAS, Parks and recreational programs play an essential role in communities across the nation, inviting people from all walks of life to enjoy nature, celebrate milestones, and stay healthy; and

WHEREAS, Park and Recreation Month was first celebrated in July 1985 to encourage people to explore, enjoy, and celebrate local parks and recreation centers and to give recognition to the thousands of employees and volunteers who help maintain parks and greenspaces; and

WHEREAS, Gwinnett Parks and Recreation fosters community well-being by celebrating diversity, providing gathering places, modeling compassion, promoting social equity, and connecting people; and

WHEREAS, The County's award-winning parks system offers countless opportunities for fun and leisure to more than a million residents with nearly 10,000 acres of parkland, numerous recreational facilities, classes, special events, and activities for all ages; and

WHEREAS, This year, Gwinnett Parks and Recreation encourages residents to enjoy the County's various nature trails, free or low-cost classes, and aquatic centers to bring people together, provide essential services, and foster the growth of our communities; and

WHEREAS, In honor of Park and Recreation Month, County staff and volunteers invite residents of all ages and abilities to celebrate with their community at various County parks throughout July.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate July 2024 as Park and Recreation Month in Gwinnett County. I encourage all residents to make meaningful moments by visiting our local parks and recreation centers.

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

Signed this 25<sup>th</sup> day of June, 2024

## **VI. Public Hearing - Old Business**

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

**2024-0392 SUP2024-00015**, Applicant: Mustaq Moosa; Owner: Williams J.M. 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied 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 [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}

**2024-0395 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 4-0-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Abstained}

**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 [Planning Department Recommendation: Deny] [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}

**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 [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}

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

### **1. Change in Conditions**

**2024-0578 CIC2024-00015**, Applicant: GMI1, Inc. c/o Andersen, Tate & Carr, PC; Owner: GMI1, Inc.; Tax Parcel Nos. R6188 017, 360, and 361; 5620, 5634, and 5644 Singleton Road; Change of Conditions of Zoning with Concurrent Variance for Property Zoned C-1; 3.60 acres; District 2/Ku (**Tabled on 6/25/2024**) (**Tabled to 7/23/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

**2024-0579 CIC2024-00016**, Applicant: Michael Minseok Mun; Owner: Eclacia Holdings, LLC; Tax Parcel No. R7206 008; 1866 Buford Highway; Change in Conditions of Zoning for Property Zoned C-2; 1.40 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

### **2. Special Use Permits**

**2024-0580 SUP2024-00020**, Applicant: Capital Commercial 5560 Properties, LLC c/o W. Charles "Chuck" Ross; Owner: Capital Commercial 5560 Properties, LLC; Tax Parcel No. R6195 097; 5560 Jimmy Carter Boulevard; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 0.96 acres; District 1/Carden (**Tabled on 6/25/2024**) (**Tabled to 7/23/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/8/2024] **{Action: Tabled Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

### **3. Rezoning**

**2024-0581 RZR2024-00009**, Applicant: David Sonders, Key Engineering Solutions-US, Inc.; Owner: Stefan Lapancu; Rezoning of Tax Parcel Nos. R3002 024 and R7009 255; 2223 Cain Circle and the 2900 Block of Braselton Highway; O-I and RA-200 to R-100 for a Single-Family Detached Subdivision; 4.86 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: 4-0-1; Hendrickson-Yes; Carden-Out of Room; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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

### **3. Rezoning**

**2024-0582 RZR2024-00022**, Applicant: RES-GA 2, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: RES-GA 2, LLC; Rezoning of Tax Parcel Nos. R2002 052 and 140; 4370 and 4400 Clack Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 28.67 acres; District 4/Holtkamp (Tabled on 6/25/2024) (Tabled to 7/23/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/8/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0583 RZR2024-00025**, Applicant: Florentina Fisteag; Owner: Florentina Fisteag; Rezoning of Tax Parcel No. R7060 005; 2129 Old Peachtree Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.88 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}

## **VIII. New Business**

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

**2024-0584 Ratification** of Plat approvals for May 1, 2024 through May 31, 2024. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden 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}