



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, September 24, 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:** September 17, 2024
- **Informal Business Discussion:** September 17, 2024
- **Executive Session:** September 17, 2024
- **Business Session:** September 17, 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 4-H Week, October 7-12, 2024
- **Proclamation:** Celebrating Hispanic Latino American Month 2024



Proclamation

RECOGNIZING 4-H WEEK

October 7 – 12, 2024

WHEREAS, 4-H is America's largest youth development program, empowering leadership and teaching life skills to more than six million young people through experiential learning; and

WHEREAS, For more than 120 years, the 4-H clover – representing head, heart, hands, and health – has encompassed the organization's mission of positive youth development in the areas of education, civic engagement, skills development, and healthy living; and

WHEREAS, Though deeply rooted in agriculture, 4-H has bridged the gaps between urban, suburban, and rural communities, creating diverse opportunities for all, regardless of zip code; and

WHEREAS, The meaningful programs offered by Gwinnett County 4-H through the University of Georgia College of Agricultural and Environmental Sciences' Cooperative Extension, called UGA Extension Gwinnett, encourage young people and adults alike to engage with nature and give back to their communities; and

WHEREAS, Adult volunteer leaders and advisors in Gwinnett's 4-H programs devote their talents, experience, and resources to serving the leaders of tomorrow; and

WHEREAS, All Gwinnett residents benefit from the mission of 4-H as it empowers its members and volunteers to gain lifelong skills, confidence, and knowledge about their community.

NOW, THEREFORE, I, Matthew Holtkamp, do hereby designate the week of October 7 – 12, 2024, as 4-H Week in Gwinnett County. This week and throughout the year, we celebrate the tremendous impact of 4-H on our vibrant county.

A handwritten signature in black ink, appearing to read "Matthew Holtkamp", is written over a horizontal line.

**District 4
Board of Commissioners
Gwinnett County, Georgia**

Signed this 24th day of September, 2024



Proclamation

CELEBRATING HISPANIC LATINO HERITAGE MONTH

September 2024

WHEREAS, Hispanic Latino Heritage Month is observed annually from September 15 to October 15 to celebrate the contributions that generations of Hispanic and Latino Americans have made to our country's history, society, and culture; and

WHEREAS, Hispanic Latino Heritage Month pays homage to the visionaries and trailblazers who have shaped both Hispanic and American history for centuries since the Revolutionary War; and

WHEREAS, In Gwinnett, this month-long celebration is an opportunity to pause and celebrate the remarkable contributions and achievements of influential Hispanic and Latino Americans in our vibrant community; and

WHEREAS, Latino residents make up more than 20 percent of Gwinnett's population, and the County takes pride in recognizing the many ways the growing Hispanic community amplifies our diverse culture and bolsters our strong economy with hundreds of businesses and community organizations; and

WHEREAS, Gwinnett County will host its Fiesta on the Plaza celebration on Tuesday, October 15 at 6:00pm in the Gwinnett Justice and Administration Center Plaza in Lawrenceville. From September 15 to October 15, residents can also experience a self-guided exhibit featuring cultural displays celebrating Latino history, traditions, people, food, and art; and

WHEREAS, Gwinnett's strong and vibrant Hispanic and Latino community helps create a county where opportunity thrives.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim September 15 to October 15, 2024, as Hispanic Latino Heritage Month in Gwinnett County. I encourage all residents to learn about and celebrate Hispanic and Latino culture and history.

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

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

Signed this 24th day of September, 2024

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0689 RZR2024-00035, Applicant: Burns Golf Course, LLC c/o Parkland Communities, Inc.; Owner: Burns Golf Course, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6165 017; 4600 Block of Britt Road; RA-200 to TND for a Traditional Neighborhood Development; 46.29 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Denied Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0773 CIC2024-00014, Applicant: Pedro Duenas Tovar; Owner: Pedro Duenas Tovar; Tax Parcel No. R7055 393; 1478 Kim Manor Way; Change in Conditions of Zoning for Property Zoned R-75; 0.24 acres; District 4/Holtkamp (Tabled on 9/24/2024) (Tabled to 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0774 CIC2024-00022, Applicant: Mareis, LLC; Owner: Mareis, LLC; Tax Parcel No. R1002 033; 2740 Thompson Mill Road; Change in Conditions of Zoning for Property Zoned R-100; 9.48 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}

2024-0779 RZR2024-00039, Applicant: Simes Signature Properties c/o Mahaffey Pickens Tucker, LLP; Owner: Bennett J. Harold, Et. Al; Rezoning of Tax Parcel No. R7183 005; 3430 Camp Branch Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 5.10 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}

VII. Public Hearing - New Business

1. Change in Conditions

2024-0851 CIC2024-00024, Applicant: Alejandro Ramos; Owner: LBM Custom Homes; Tax Parcel No. R3007 037; 4911 Spout Springs Road; Change in Conditions of Zoning for Property Zoned R-100; 4.16 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**}

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackleford Road and 3760 Block of Shackleford Road; Change in Conditions of Zoning for Property Zoned C-2 and M-1; 14.28 acres; District 2/Ku (**Tabled on 9/24/2024**) (**Tabled to 10/22/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: **Tabled Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

2024-0853 CIC2024-00026, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R6142 001; 4136 Jimmy Carter Boulevard; Change in Conditions of Zoning for Property Zoned C-2 and RM-13; 12.82 acres; District 2/Ku (**Tabled on 9/24/2024**) (**Tabled to 10/22/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: **Tabled Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

2024-0854 CIC2024-00027, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R3002 384; 2120 Hamilton Creek Parkway; Change in Conditions of Zoning for Property Zoned C-2; 12.78 acres; District 4/Holtkamp (**Tabled on 9/24/2024**) (**Tabled to 10/22/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: **Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

2024-0855 CIC2024-00028, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R7123 041; 1480 Satellite Boulevard; Change in Conditions of Zoning for Property Zoned C-2; 11.94 acres; District 1/Carden (**Tabled on 9/24/2024**) (**Tabled to 10/22/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: **Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

VII. Public Hearing - New Business

1. Change in Conditions

2024-0856 CIC2024-00029, Applicant: Four Oaks Manor c/o Andersen Tate & Carr; Owner: Jose Fernandez; Tax Parcel No. R1001 007A; 3198 Hamilton Mill Road; Change in Conditions of Zoning for Property Zoned RA-200; 3.67 acres; District 4/Holtkamp (Tabled on 9/24/2024) (Tabled to 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Special Use Permits

2024-0857 SUP2024-00017, Applicant: Carlos Antunez; Owners: Rigoberto and Brian David Figueroa; Tax Parcel No. R6152 008; 3355 Lawrenceville Highway; Special Use Permit in a C-2 Zoning District for a Vehicle Repair, Services, and Body Work Establishment; 2.57 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}

2024-0858 SUP2024-00023, Applicant: Timothy S. Beahan; Owner: Aaron Zielinske; Tax Parcel Nos. R5329 001 and 027; 1453 Drowning Creek Road and the 1500 Block of Drowning Creek Road; Special Use Permit in a RA-200 Zoning District for a Private School; 16.71 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}

2024-0859 SUP2024-00034, Applicant: Dingo's PDR, Inc.; Owner: Carolyn Poole, LLC; Tax Parcel No. R6079 040; 5345 Five Forks-Trickum Road; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.37 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0860 SUP2024-00048, Applicant: Atlanta Diesel Services, Inc.; Owner: Shiv Holdings, LLC; Tax Parcel No. R6125 016; 4145 Arcadia Industrial Circle; Special Use Permit with Concurrent Variances in a M-1 Zoning District for a Heavy Truck or Heavy Equipment Repair Establishment; 1.66 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

2. Special Use Permits

2024-0861 SUP2024-00050, Applicant: John F. Kennedy; Owner: John F. Kennedy; Tax Parcel No. R6003 144; 3860 Laurel Tree Court; Special Use Permit in a R-100 Zoning District for an Outdoor Recreation Facility; 8.03 acres; Districts 2/Ku and 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

3. Rezoning

2024-0865 RZC2024-00015, Applicant: Keshwani Holdings, LLC c/o W. Charles "Chuck" Ross; Owner: Annie Akmakjian; Rezoning with Concurrent Variance of Tax Parcel No. R7054 114; 1207 Braselton Highway; O-1 to C-2 for a Convenience Store with Fuel Pumps; 1.60 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0866 SUP2024-00037, Applicant: Keshwani Holdings LLC c/o W. Charles "Chuck" Ross; Owner: Annie Akmakjian; Tax Parcel No. R7054 114; 1207 Braselton Highway; Special Use Permit with Concurrent Variance in a proposed C-2 Zoning District for a Convenience Store with Fuel Pumps; 1.60 acres; District 4/Holtkamp [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0867 RZC2024-00016, Applicant: Seventy Seven Holdings, LLC c/o Andersen Tate & Carr; Owner: Seventy Seven Holdings, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6030 100; 3250 Centerville Highway; M-1 to M-2 for a Recovered Materials Processing Facility; 9.33 acres; District 2/Ku (Tabled on 9/24/2024) (Tabled to 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0868 SUP2024-00038, Applicant: Seventy Seven Holdings, LLC c/o Andersen Tate & Carr; Owner: Seventy Seven Holdings, LLC; Tax Parcel No. R6030 100; 3250 Centerville Highway; Special Use Permit with Concurrent Variances in a proposed M-2 Zoning District for a Recovered Materials Processing Facility; 9.33 acres; District 2/Ku (Tabled on 9/24/2024) (Tabled to 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

3. Rezoning

2024-0869 RZR2024-00041, Applicant: Bullard Land Planning; Owner: Salehin Kaderin; Rezoning of Tax Parcel No. R5124 060; 2755 Langley Road; R-100 to R-60 for a Single-Family Detached Subdivision; 3.64 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}**

2024-0870 RZR2024-00042, Applicant: Meritage Homes of Georgia, Inc. c/o LJA Engineering; Owner: Ann Mayfield Giblin; Rezoning with Concurrent Variance of Tax Parcel Nos. R5168 002, 003, and 056; 204 and 211 Grayson-New Hope Road and the 200 Block of Grayson-New Hope Road; R-100 to OSC for a Single-Family Detached Subdivision; 144.55 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0871 RZR2024-00043, Applicant: Tapestry Home Builders, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Richard H. Brady and James M. Griner; Rezoning of Tax Parcel Nos. R5345 005, R5353 001, and R5354 016; 3100 Block of June Ivy Road, 3601 Indian Shoals Road, and the 3500 Block of Indian Shoals Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 143.93 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}**

2024-0872 RZR2024-00044, Applicant: Waylon Hoge; Owner: Ohzoon Kweon; Rezoning with Concurrent Variance of Tax Parcel No. R7181 007; 3098 Wallace Road; RA-200 to R-75 for a Single-Family Detached Subdivision; 2.54 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}**

VII. Public Hearing - New Business

4. Amendment

2024-0901 Approval of UDOA2024-00002 amending Chapter 214 of Title 2 of the Unified Development Ordinance (UDO), entitled Overlay Zoning Districts, by inserting a new section 214-60, entitled Gwinnett Place Mall Overlay District, and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Gwinnett Place Mall Overlay District. Subject to approval as to form by the Law Department. (Tabled on 9/24/2024) (Tabled to 10/22/2024) (Public hearing was not held) [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Tabled - Date: 10/1/2024] {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. New Business

1. Planning & Development/Matt Dickison

2024-0874 Ratification of Plat approvals for August 1, 2024 through August 31, 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}