



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, October 22, 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:** October 15, 2024
- **Informal Presentation 11:00 a.m.:** October 15, 2024
- **Informal Business Discussion:** October 15, 2024
- **Executive Session:** October 15, 2024
- **Business Session:** October 15, 2024
- **Informal Presentation 3:00 p.m.:** October 15, 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 Alpha Youth Academy
- **Proclamation:** Recognizing America Recycles Day
- **Proclamation:** Recognizing Animal Shelter Appreciation Week, November 3-9, 2024
- **Special Presentation:** Recognizing Gwinnett Parks and Recreation as 2024 National Gold Medal Awards Finalists for Excellence in Park and Recreation Management



Proclamation

RECOGNIZING ALPHA YOUTH ACADEMY

October 2024

WHEREAS, The Alpha Youth Academy was established in 2016 as a partnership between the Rho Kappa Lambda Chapter of Alpha Phi Alpha Fraternity Inc. and Gwinnett County Juvenile Courts, now known as Child Advocacy and Juvenile Services; and

WHEREAS, The purpose of Alpha Youth Academy is to serve as an alternative to the criminal sentencing of at-risk youth ages 13 to 17, as the completion of the program fulfills one of the requirements of their probation; and

WHEREAS, The primary objective of the academy is to expose students to subject matters that will aid them in their growth and development by promoting self-awareness, sound decision-making, life skills, and academic achievement, with the aim of avoiding actions that would lead to further violations of the law; and

WHEREAS, Kappa Lambda Chapter members are assigned as mentors for Alpha Youth Academy students for twelve weeks, and have contributed more than 6,000 service hours to the program since 2016; and

WHEREAS, The Alpha Youth Academy gives young people a second chance to make positive changes with clean backgrounds, as students are eligible to have their records sealed upon completion of the program; and

WHEREAS, The dedicated mentorship of the Rho Kappa Lambda Chapter of Alpha Phi Alpha Fraternity Inc. embodies the organization's mission to develop leaders, promote brotherhood, encourage academic excellence, and provide service and advocacy for the community.

NOW, THEREFORE, I, Jasper Watkins III, do recognize and celebrate the Alpha Youth Academy in Gwinnett County. We honor the profound impact that the dedication of Gwinnett Child Advocacy and Juvenile Services and the Rho Kappa Lambda Chapter of Alpha Phi Alpha Fraternity Inc. have made on the lives of vulnerable youth in our community.



District 3
Board of Commissioners
Gwinnett County, Georgia

Signed this 22nd day of October, 2024



Proclamation

RECOGNIZING AMERICA RECYCLES DAY

November 15, 2024

WHEREAS, Keep America Beautiful is a national nonprofit that inspires and educates people to act every day to improve and beautify their community environment. The organization's hard-working volunteers and affiliates have recycled more than 16.5 million pounds in the past year.

WHEREAS, America Recycles Day is a nationally recognized Keep America Beautiful initiative encouraging individuals to be more mindful of what they consume, to learn where and how to properly recycle, and to pledge to recycle more and recycle right in their everyday lives; and

WHEREAS, America Recycles Day focuses on individual action, highlighting the actions we can all take to collectively address the challenges facing our nation's recycling system, as Americans generate more than 4.4 pounds of solid waste per person every day; and

WHEREAS, The decision to recycle at home, work, school, and on the go, buy recycled products, and encourage friends, family, and neighbors to do the same is a commitment to a change in lifestyle; and

WHEREAS, Gwinnett County Solid Waste Management and Gwinnett Clean & Beautiful will celebrate America Recycles Day on November 2 from 9:00am until noon at Gwinnett Fairgrounds, where residents can drop off electronics, clothing and sneakers, latex and oil-based paints, and tires; and

WHEREAS, Participating in America Recycles Day raises awareness of the need to reduce waste by reusing, recycling, and buying recycled products. Gwinnett Clean & Beautiful, Solid Waste Management, and residents are committed to an environmentally sustainable future.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim November 15, 2024, as America Recycles Day in Gwinnett County and encourage residents to participate in the America Recycles Day recycling event.

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

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

Signed this 22nd day of October, 2024



Proclamation

RECOGNIZING ANIMAL SHELTER APPRECIATION WEEK

November 3 – 9, 2024

WHEREAS, The Humane Society of the United States founded National Animal Shelter Appreciation Week in 1996 to acknowledge and appreciate the role of animal shelters in communities all over the country; and

WHEREAS, Each year during the first full week of November, National Animal Shelter Appreciation Week honors animal shelters and the dedicated and compassionate people who work at them; and

WHEREAS, There are more than 70 million stray animals in the nation, with up to eight million ending up in shelters. The American Society for the Prevention of Cruelty to Animals reports that each year, only three million of these animals get adopted from the 3,500 animal shelters around the country; and

WHEREAS, In Gwinnett County, our dedicated Animal Welfare & Enforcement team operates the Bill Atkinson Animal Welfare Center, providing services like pet adoptions, animal rescues, lost pets, owner surrenders, and more; and

WHEREAS, During Animal Shelter Appreciation Week, November 3 – 9, 2024, shelter workers encourage the public to understand the level of effort involved in caring for animals and to volunteer at their local animal shelter; and

WHEREAS, Animal shelters find new homes for homeless pets, rescue and rehabilitate injured or abused animals, and reunite lost pets with their original families, serving our community by saving its animals every day.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim November 3 – 9, 2024, as Animal Shelter Appreciation Week in Gwinnett County and encourage residents to participate in shelter events by adopting, fostering, and volunteering to support our shelters.

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

Signed this 22nd day of October, 2024

VI. New Business

1. Community Services/Tina Fleming

2024-0953 Award RP031-24, provision of on-demand design, fabrication, installation and demolition of playground equipment and surfacing on an annual contract (October 23, 2024 through December 31, 2024), to American Architectural Design Specialties, Inc. dba Architectural Design Specialties/Playground Creations; Great Southern Recreation, LLC; and Miracle Recreation Equipment Company, base amount \$2,780,000.00, and approval to renew (January 1, 2025 through December 31, 2025), base amount \$2,500,000.00. Contracts to follow award. Subject to approval as to form by the Law Department. This contract is funded 50% by various SPLOST Programs. (Staff Recommendation: Award) {Action: Approved Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Support Services/Ron Adderley

2024-0881 Award RP014-24, provision of food services on a multi-year contract, to Georgia Fresh Foods, Inc. The initial term of this contract shall be January 1, 2025 through December 31, 2025. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years. Contract to follow award. Subject to approval as to form by the Law Department. (Staff Recommendation: Award) {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 [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}

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackelford Road and 3760 Block of Shackelford Road; Change in Conditions of Zoning for Property Zoned C-2 and M-1; 14.28 acres; District 2/Ku (Tabled on 10/22/2024) (Tabled to 11/12/2024 Public Hearing) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024] {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

2024-0853 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 10/22/2024**) (**Tabled to 11/12/2024 Public Hearing**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024] {**Action: Tabled Motion: Ku Second: Carden 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 10/22/2024**) (**Tabled to 11/12/2024 Public Hearing**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024] {**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 10/22/2024**) (**Tabled to 11/12/2024 Public Hearing**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 11/4/2024] {**Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {**Action: Approved with Stipulations Motion: Holtkamp Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; 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 [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**}

VII. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 [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}

2024-0901 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. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve] {Action: Approved Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. Public Hearing - New Business

1. Special Use Permits

2024-0943 SUP2024-00035, Applicant: Yafei Zheng Eurobella; Owner: C.E. Smith; Tax Parcel No. R7028A 048; 945 Buford Drive; Special Use Permit in a C-2 Zoning District for Vehicle Rental; 0.82 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}

2024-0944 SUP2024-00041, Applicant: Sky Collision; Owner: Sky Collision; Tax Parcel No. R6132 129; 4154 Arcadia Industrial Circle; Special Use Permit (Renewal) in a M-1 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.98 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}

2024-0945 SUP2024-00053, 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 Vehicle Service; 0.63 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}

VIII. Public Hearing - New Business

2. Rezonings

2024-0946 RZR2024-00046, Applicant: Althea VanConey Walker; Owner: Althea VanConey Walker; Rezoning of Tax Parcel No. R7028A 080; 556 Allen Drive; R-100 to RA-200 for an Accessory Building; 7.16 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}

2024-0947 RZR2024-00047, Applicant: David Sonders; Owner: Azfar Khan; Rezoning of Tax Parcel No. R2001 236; 2805 Old Fountain Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 2.00 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}

2024-0948 RZR2024-00048, Applicant: The Revive Land Group, LLC c/o Andersen Tate & Carr; Owners: Ginny Cash and Melvin Randall McPherson; Rezoning of Tax Parcel Nos. R5358 001 (portion) and 002 (portion); 1700 Block of and 1790 Whitley Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 13.14 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Watkins Second: Holtkamp Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0949 RZR2024-00049, Applicant: Oleg Berigoi c/o LJA Engineering; Owner: Oleg Berigoi; Rezoning of Tax Parcel Nos. R1004 005 and 948; 4065 and 4079 Ridge Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 3.00 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}

IX. New Business

1. Planning & Development/Matt Dickison

2024-0903 Approval of SNC2024-00001, a request to change the name of a portion of Drowning Creek Road to Rowen Way. (Staff Recommendation: Approval) {Action: Approved Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0950 Ratification of Plat approvals for September 1, 2024 through September 30, 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}