



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 24, 2025 - 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:** June 17, 2025
- **Informal Presentation 11:00 a.m.:** June 17, 2025
- **Informal Business Discussion:** June 17, 2025
- **Executive Session:** June 17, 2025
- **Business Session:** June 17, 2025

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

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2025-0501 SUP2025-00007, Applicant: SRE1 Properties, Inc. c/o Andersen, Tate & Carr, P.C.; Owner: SRE1 Properties Inc.; Tax Parcel Nos. R6054 016 and 305; 4100 Block of Stone Mountain Highway and 2235 Bethany Church Road; Special Use Permit with Concurrent Variances in a C-2 Zoning District for a Vehicle Sales and Related Service Establishment; 8.37 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}

2025-0502 CIC2025-00004, Applicant: SRE1 Properties, Inc. c/o Andersen, Tate & Carr, P.C.; Owner: SRE1 Properties Inc.; Tax Parcel No. R6054 016 (Portion); 4100 Block of Stone Mountain Highway; Change of Conditions of Zoning for Property Zoned C-2; 3.08 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}

VI. Public Hearing - New Business

1. Change in Conditions

2025-0580 CIC2025-00006, Applicant: Nam Dae Mun c/o LJA Engineering; Owner: NDMS LLC II; Tax Parcel No. R7035 016 (Portion); 1605 Lakes Parkway; Change in Conditions of Zoning with Concurrent Variance for Property Zoned M-1; 13.71 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2025-0581 CIC2025-00008, Applicant: Racetrac Inc. c/o Dillard Sellers; Owners: Robert H. Humphries, CE Smith Family Properties, LLC, and CE Smith Family, LLC; Tax Parcel Nos. R7028A 120, 121, 159, and 187; 508 and 518 Braselton Highway, 1011 and 1025 Buford Drive; Change in Conditions of Zoning for Property Zoned C-2; 3.61 acres; District 4/Holtkamp (Tabled on 6/24/2025) (Tabled to 7/22/2025) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/1/2025] {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. Change in Conditions

2025-0582 SUP2025-00011, Applicant: Racetrac Inc. c/o Dillard Sellers; Owners: Robert H. Humphries, CE Smith Family Properties, LLC, and CE Smith Family, LLC; Tax Parcel Nos. R7028A 120, 121, 159, and 187; 508 and 518 Braselton Highway, 1011 and 1025 Buford Drive; Special Use Permit with Concurrent Variances in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 3.61 acres; District 4/Holtkamp (Tabled on 6/24/2025) (Tabled to 7/22/2025) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 7/1/2025] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Rezoning

2025-0583 REZ2025-00012, Applicant: Local Land Co. c/o Mahaffey Pickens Tucker, LLP; Owner: Tuggle Family Living Trust; Rezoning of Tax Parcel Nos. R7135 007 and 7135 016 (Portion); 2300 and 2400 Block of Rock Springs Road; RA-200 and R-100 to R-75 for a Single-Family Detached Subdivision; 27.22 acres; District 4/Holtkamp (Tabled on 6/24/2025) (Tabled to 7/22/2025) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/1/2025] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. New Business

1. Law Department/Michael P. Ludwiczak

2025-0663 Approval/authorization of the settlement in the case of Joe Buice v. Sheriff Taylor, in his Official Capacity, et al., U.S. District Court, Northern District of Georgia, Civil Action File No. 1:22-cv-02366-SCJ, in the amount of \$650,000.00, including authorization for the Chairwoman to execute any documents necessary to effectuate the settlement. Subject to approval as to form by the Law Department. {Action: Approved Motion: Carden Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Planning & Development/Matt Dickison

2025-0603 Ratification of Plat approvals for May 1, 2025 through May 31, 2025. (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 at 8:16 pm Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}