



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, July 22, 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

Motion to amend Agenda to add GCID 2025-0765, A Resolution in Support of the Renovation and Expansion of Facilities to Serve the Gas South District, as the second item under VIII. New Business.

{Action: Amend Motion: Carden Second: Holtkamp 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:** July 15, 2025
- **Informal Presentation 11:00 a.m.:** July 15, 2025
- **Business Session:** July 15, 2025
- **Informal Presentation 3:00 p.m.:** July 15, 2025

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

V. Announcements:

- **Proclamation:** Recognizing Matthew Richey as Metropolitan North Georgia Water Planning District's High School Video Contest Winner



Proclamation

CELEBRATING MATHEW RICHEY AS MILL CREEK HIGH SCHOOL VIDEO CONTEST WINNER

July 22, 2025

WHEREAS, Mathew Richey, an exemplary student and innovative video producer from Mill Creek High School, has earned distinguished recognition for his visionary work; and

WHEREAS, His winning video, "¡Cambia tu inodoro!" was named the First Place Winner for Spanish in the 13th Annual Metropolitan North Georgia Water Planning District High School Video Contest. His entry powerfully conveyed the critical benefits of water-efficient technologies, showcasing his exceptional understanding and creativity; and

WHEREAS, Mr. Richey's compelling, 60-second public service announcement explored the theme of "Making Water Smart: How do water efficient toilets benefit society," considering their history, public and environmental health benefits, and community water savings; and

WHEREAS, Mathew's winning entry stood out among 55 submissions from more than 115 talented students throughout the state of Georgia, demonstrating remarkable skill and dedication; and

WHEREAS, Gwinnett County's Department of Water Resources provides nearly 26 billion gallons of safe, clean water annually to more than one million residents, tirelessly managing comprehensive wastewater and stormwater systems, and ensuring environmental protection and sustainable infrastructure across our vibrant community; and

WHEREAS, Mr. Richey's insightful advocacy for responsible water stewardship serves as a powerful reminder of this irreplaceable resource's profound importance to our Gwinnett's future.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, hereby proudly recognize Mathew Richey, extending congratulations for his contest victory, contributions to water conservation awareness, and community education.

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

Signed this 22nd day of July, 2025

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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 [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}

VII. Public Hearing - New Business

1. Rezoning

2025-0721 REZ2025-00013, Applicant: ECG Acquisitions, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Michelle L. Tilghman; Rezoning with Concurrent Variances of Tax Parcel Nos. R6061 005D and 276; 1935 and 1975 Glenn Club Drive; C-2 to HRR for Apartments; 4.29 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Remand Back to the Planning Commission Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

1. Rezoning

2025-0722 REZ2025-00014, Applicant: Richardson Housing Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Rich-West Properties, LLC; Rezoning of Tax Parcel Nos. R5191 002 and 468; 139 and 141 Brand Road; R-100 to R-60 for a Single-Family Detached Subdivision; 18.34 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Denied without Prejudice Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2025-0723 REZ2025-00015, Applicant: CKK Development Services, LLC; Owners: Louis Van Fowler, Joshua Lee Fowler, Joseph M. Hewlett, and Kimberly J. Hewlett; Rezoning with Concurrent Variances of Tax Parcel Nos. R5357 002, 003, and 012; 223,1946 Whitley Road, and 1800 Kilcrease Road; RA-200 to OSC for a Single-Family Detached Subdivision; 58.73 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}

VIII. New Business

1. Law Department/Michael P. Ludwiczak

2025-0748 Approval/authorization of an Intergovernmental Agreement between Gwinnett County and the City of Doraville for the provision of inspection and permitting services on property located at 4300 Pleasantdale Road, Tax Parcel Number R6220 011 in Gwinnett County and Tax Parcel Number 18 318 01 001 in DeKalb County in the City of Doraville. {Action: Approved Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2025-0765 Approval/authorization for the Chairwoman to execute a Resolution in Support of the Renovation and Expansion of Facilities to Serve the Gas South District. {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. New Business

2. Planning & Development/Matt Dickison

2025-0730 Approval/authorization to adopt six (6) Small Area Plans (Bethesda, Centerville, Killian Hill, Northbrook, Oakbrook and Venture Drive) as amendments to the 2045 Unified Plan. The Small Area Plans apply the Daily Community Framework from the 2045 Unified Plan on a local scale. These plans provide a clear vision for future growth through redevelopment and infill development of underutilized parcels to encourage thriving, vibrantly connected communities. The plans also identify infrastructure investments needed to support the land use vision, and placemaking recommendations to enhance the sense of community in these areas. An extensive public participation process for each Small Area Plan included input from residents, civic groups, real estate developers, business owners, and elected officials. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: No Recommendation] {Action: Approved Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2025-0727 Ratification of Plat approvals for June 1, 2025 through June 30, 2025. {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 @ 8:17 PM Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}