



**GWINNETT COUNTY  
BOARD OF COMMISSIONERS**

75 Langley Drive | Lawrenceville, GA 30046-6935  
O: 770.822.7000 | F: 770.822.7097  
GwinnettCounty.com

Nicole L. Hendrickson, Chairwoman  
Kirkland Dion Carden, District 1  
Ben Ku, District 2  
Jasper Watkins III, District 3  
Matthew Holtkamp, District 4

---

## **Public Hearing Agenda Tuesday, December 9, 2025 - 7:00 PM**

### **I. Call To Order**

### **II. Opening Remarks by Chairwoman**

### **III. Approval of Agenda**

### **IV. Announcements:**

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Recognizing Gwinnett Great Days of Service 2025
- **Proclamation:** Celebrating the South Gwinnett High School Cosmic Boom Band

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

#### **1. Special Use Permits**

**2025-1295 SUP2025-00018**, Applicant: Foresite Group, Inc.; Owner: MS Buice, LLC; Tax Parcel No. R7339 121; 5871 Hillside Farm Road; Special Use Permit with Concurrent Variance in a RA-200 Zoning District for a Place of Worship; 13.34 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2025-1296 SUP2025-00019**, Applicant: Lotus Grounds; Owner: Niloofar Etemadhaeri; Tax Parcel No. R6046 127; 4497 Shiloh Ridge Trail; Special Use Permit in a RA-200 and R-100 Zoning District for a Community Center; 13.25 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

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

### **1. Special Use Permits**

**2025-1297 SUP2025-00020**, Applicant: THRIVE Christian Academy, Inc.; Owner: Korean First Presbyterian Church, Inc.; Tax Parcel Nos. R6139 055 and 059; 6175 Lawrenceville Highway; Special Use Permit in a R-75 Zoning District for a Private School; 21.31 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

### **2. Rezoning**

**2025-1298 REZ2025-00025**, Applicant: Walker Anderson Homes, LLC c/o Weener Nathan Phillips, LLP; Owner: Bradenton Investors, LLC; Rezoning with Concurrent Variances of Tax Parcel Nos. R7119 002A, 100, 114, 116, and 118; 2449 Duluth Highway and 2800 Block of McDaniel Road; C-2 and O-I to R-TH for Townhouses; 20.87 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

**2025-1299 REZ2025-00029**, Applicant: Terwilliger Pappas Multi-Family Partners, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: TFO REVA OA Crestwood, LLC; Rezoning with Concurrent Variance of Tax Parcel Nos. R6203 079 and 080 (portion); 3805 and 3885 Crestwood Parkway; C-2 to MRR for Apartments; 10.61 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2025-1300 REZ2025-00030**, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; O-I to C-2 for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

**2025-1301 SUP2025-00017**, Applicant: Clover Hotel Group, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: CHG MALL HOTEL LLC; Tax Parcel No. R7144 414; 2707 Mall of Georgia Boulevard; Special Use Permit with Concurrent Variances in a Proposed C-2 Zoning District for an Extended Stay Establishment; 2.13 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

# **Public Hearing Agenda**

**Tuesday, December 9, 2025 - 7:00 PM**

**Page 3**

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

### **2. Rezoning**

**2025-1302 REZ2025-00031**, Applicant: Taylor Morrison of Georgia, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Jeffrey Threat; Rezoning with Concurrent Variances of Tax Parcel Nos. R5356 002, 003, 017, 018, and 051 (portion); 2712, 2732, 2762, 2782, and 2800 Harbins Road (portion); RA-200 to OSC for a Single-Family Detached Subdivision; 39.86 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026]

## **VI. New Business**

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

**2025-1308 Ratification** of Plat approvals for November 1, 2025 through November 30, 2025. (Recommendation: Approval)

## **VII. Comments from Audience**

## **VIII. Adjournment**