



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

Unofficial

Public Hearing Minutes

Tuesday, December 9, 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. 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] {Action: Approved with Change Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Public Hearing - New Business

1. Special Use Permits

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 (**Tabled on 12/9/2025**) (**Tabled to 1/27/2026**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026] {**Action: Tabled Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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

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 (**Tabled on 12/9/2025**) (**Tabled to 1/27/2026**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026] {**Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes**}

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

V. Public Hearing - New Business

2. Rezoning

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

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

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 (Tabled on 12/9/2025) (Tabled to 1/27/2026) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 1/6/2026] {Action: Tabled Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. New Business

1. Planning & Development/Matt Dickison

2025-1308 Ratification of Plat approvals for November 1, 2025 through November 30, 2025. (Recommendation: Approval) {Action: Approved Motion: Holtkamp Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Comments from Audience

VIII. Adjournment

{Action: Adjourn at 8:39 PM Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}



Proclamation

RECOGNIZING GWINNETT GREAT DAYS OF SERVICE

October 17 – October 19, 2025

WHEREAS, Established in 2012, Volunteer Gwinnett is a comprehensive, countywide volunteer program that promotes community service and volunteerism in Gwinnett County; and

WHEREAS, Each fall, Volunteer Gwinnett coordinates Gwinnett Great Days of Service, the largest community volunteer initiative in the county, organizing thousands of dedicated residents, corporations, schools, civic organizations, and nonprofits for a focused weekend of community building and positive impact; and

WHEREAS, From October 17 to October 19, 2025, more than 1,000 volunteers completed 91 service projects as part of the 2025 Gwinnett Great Days of Service weekend; and

WHEREAS, These dedicated volunteers contributed more than 3,500 service hours, including almost 150 Gwinnett County employees who completed 665 service hours; and

WHEREAS, Engaging Gwinnett's future leaders in service, 21 schools across eight school clusters participated in the volunteer weekend, reaching more than 5,200 Gwinnett students through service-learning initiatives; and

WHEREAS, During the service weekend, volunteers tackled some of the county's most pressing needs, addressing challenges like food insecurity and homelessness and providing support for seniors, veterans, and residents with disabilities.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate the impact of the 2025 Gwinnett Great Days of Service. I thank all those who volunteered their time for the benefit of our community, and I encourage all residents to continue to participate in volunteer and community service opportunities year-round.

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

Signed this 9th day of December, 2025



Proclamation

CELEBRATING THE SOUTH GWINNETT HIGH SCHOOL COSMIC BOOM BAND

December 9, 2025

WHEREAS, The South Gwinnett High School Cosmic Boom Band represents Gwinnett County with excellence, pride, and extraordinary musical talent, recently earning national recognition; and

WHEREAS, After seeing the band perform on social media, the WorldStrides Parade Committee selected the Cosmic Boom Band to participate in the 91st Chicago Thanksgiving Day Parade – the second-largest parade in the country behind Macy's in New York City; and

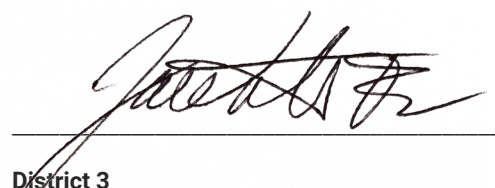
WHEREAS, The Cosmic Boom Band's performance in the 2025 Chicago Thanksgiving Day Parade, broadcast nationally on CBS and Pluto TV, earned the band the WorldStrides 2025 Spirit Award for their energy, musicianship, and showmanship; and

WHEREAS, The band will continue to represent Gwinnett County on the national stage, receiving an invitation to return to march in the New Orleans Mardi Gras Parade in 2026 after a successful showing in the 2025 parade earlier this year; and

WHEREAS, The band has also received local accolades, winning first place in the fifth annual Great Atlanta High School Band Challenge and earning \$10,000 for their band program; and

WHEREAS, South Gwinnett High School's band program has fostered student success for future education, with the class of 2025 earning \$3.3 million in scholarships.

NOW, THEREFORE, I, Jasper Watkins III, do hereby celebrate the accomplishments and talent of the South Gwinnett High School Cosmic Boom Band. I invite all residents to join me in commending these student ambassadors for proving to the world that musical excellence lives right here in Gwinnett County.



District 3
Board of Commissioners
Gwinnett County, Georgia

Signed this 9th day of December, 2025