



**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, January 27, 2026 - 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:** January 20, 2026
- **Informal Presentation 11:00 a.m.:** January 20, 2026
- **Business Session:** January 20, 2026

{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

Public Hearing Official Minutes
Tuesday, January 27, 2026 - 7:00 PM
Page 2

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 1/27/2026) (Tabled to 2/17/2026) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: No Recommendation] **{Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

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 1/27/2026) (Tabled to 2/17/2026) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Carden Second: Ku 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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Denied Motion: Watkins Second: Holtkamp Vote: 4-1; Hendrickson-Yes; Carden-No; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VII. Public Hearing - New Business

1. Commissioners

2026-0157 Approval/authorization of action to be taken as to the Findings and Opinion of the Gwinnett County Board of Ethics regarding the Ethics Complaint filed against Commissioner Matthew Holtkamp by Benjamin Culberson. **{Action: Approved Motion: Watkins Second: Hendrickson Vote: 2-2-1; Hendrickson-Yes; Carden-No; Ku-No; Watkins-Yes; Holtkamp-Abstained} Motion Failed** **(Tabled on 1/27/2026) (Tabled to 2/3/2026) {Action: Tabled Motion: Ku Second: Carden Vote: 3-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Abstained}**

Public Hearing Official Minutes
Tuesday, January 27, 2026 - 7:00 PM
Page 3

VII. Public Hearing - New Business

2. Support Services/Ron Adderley

2026-0098 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of portions of right of way formerly used as public roads known as Drowning Creek Road, Turkey Crossing, Old Freemans Mill Road, Harbins Circle, Mobley Drive, and Lawrence Road located Land Lots 330, 331, 332, 333, 338, 339, and 340 of the 5th Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. (Recommendation: Approval) **{Action: Approved Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

3. Change in Conditions

2026-0159 CIC2026-00001, Applicant: JLCS Enterprises, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: JLCS Enterprises, Inc.; Tax Parcel No. R7094 005A; 1830 Old Peachtree Road; Change in Conditions of Zoning for Property Zoned R-60; 3.79 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}**

4. Rezonings

2026-0160 REZ2026-00001, Applicant: Laval Luxury Homes, LLC c/o Andersen, Tate & Carr, P.C.; Owner: Akram Alnouffey; Rezoning of Tax Parcel No. R5048 005; 411 Oakland Road; R-100 to R-60 for a Single-Family Detached Subdivision; 3.35 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2026-0161 REZ2026-00002, Applicant: Local Land Co. c/o Mahaffey Pickens Tucker, LLP; Owner: Morris Podber; Rezoning of Tax Parcel No. R5118 029; 2290 Sugarloaf Parkway; R-100 to R-TH for Townhouses; 4.77 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

Public Hearing Official Minutes
Tuesday, January 27, 2026 - 7:00 PM
Page 4

VII. Public Hearing - New Business

4. Rezonings

2026-0162 REZ2026-00003, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6040 162; 5092 Annistown Road; C-1 to C-2 for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations, Denial of Waiver for Multi-Use Path Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2026-0163 SUP2026-00002, Applicant: Complete Permitting Services, LLC; Owner: Brian Norman; Tax Parcel No. R6040 162; 5092 Annistown Road; Special Use Permit with Concurrent Variance(s) in a Proposed C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 2.0 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations, Denial of Waiver for Multi-Use Path Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2026-0164 REZ2026-00005, Applicant: Georgia Health Holdings, LLC c/o Battle Law, P.C.; Owner: Georgia Health Holdings, LLC; Rezoning with Concurrent Variance(s) of Tax Parcel No. R6241 006; 5176 Old Norcross Road; R-75 to O-1 for a Medical Office; 1.45 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

VIII. New Business

1. Planning & Development/Matt Dickison

2026-0156 Ratification of Plat approvals for December 1, 2025 through December 31, 2025. (Recommendation: Approval) **{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 at 8:41 PM Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}