



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

Public Hearing Agenda
Tuesday, February 17, 2026 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** February 3, 2026
- **Informal Presentation 11:00 a.m.:** February 3, 2026
- **Business Session:** February 3, 2026

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute
- **Proclamation:** Celebrating Eagle Scout Kaylin Landrian-Shrewsbury
- **Proclamation:** Celebrating Go Red for Women: American Heart Month

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 with Concurrent Variances in an RA-200 and R-100 Zoning District for a Community Center; 13.25 acres; District 2/Ku (Tabled on 1/27/2026) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice]

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VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Public Hearing - New Business

1. Change in Conditions

2026-0247 CIC2026-00002, Applicant: Brownsmill Enterprises Corporation c/o Andersen, Tate & Carr, P.C.; Owner: Sanaa Nassar; Tax Parcel Nos. R7002 015A, 116, and 117; 884 Bethesda School Road, 2596 and 2606 Cruse Road; Change of Conditions with Concurrent Variances and Waiver of Zoning for Property Zoned C-1; 1.42 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Special Use Permits

2026-0246 SUP2026-00004, Applicant: Shaphalie Bavani; Owner: Cans Investors, LLC; Tax Parcel No. R6140 023; 6330 Lawrenceville Highway; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Hookah Lounge; 2.81 acres; District 2/Ku [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions]

VIII. New Business

1. Law Department/Jenny Carter

2026-0182 Approval/authorization for the Chairwoman to execute an Amendment to the Agreement for Ad Valorem Tax Billing and Collection with the City of Berkeley Lake, and a related Agreement for Ad Valorem Tax Billing and Collection with the Gwinnett County Tax Commissioner.

2. Planning & Development/Matt Dickison

2026-0208 Ratification of Plat approvals for January 1, 2026, through January 31, 2026. (Recommendation: Approval)

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VIII. New Business

3. Planning & Development/Matt Dickison

2026-0263 Approval/authorization for the Chairwoman to execute a Memorandum of Agreement by and between the Georgia Department of Community Affairs and Gwinnett County, to maintain Gwinnett County's designation as a PlanFirst Community for a three-year period ending December 31, 2028. (Recommendation: Approval)

IX. Comments from Audience

X. Adjournment