



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, February 17, 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

Motion to Amend Agenda: Add GCID 2026-0281 as 2nd item for the Law Department under VIII. New Business {Action: Approved Motion: Watkins Second: Ku 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:** February 3, 2026
- **Informal Presentation 11:00 a.m.:** February 3, 2026
- **Business Session:** February 3, 2026
{Action: Approved Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Announcements:

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



Proclamation

CELEBRATING EAGLE SCOUT KAYLIN LANDRIAN-SHREWSBURY

March 14, 2026

WHEREAS, Kaylin Landrian-Shrewsbury – a senior at Mill Creek High School and a founding member of Scouting America Troop 5508 – will achieve the prestigious rank of Eagle Scout at her Court of Honor ceremony on March 14, 2026; and

WHEREAS, As part of her Eagle Scout leadership service project, Kaylin designed and built custom storage racks for the Mill Creek High School Orchestra to enhance the experience of student musicians, demonstrating strong leadership and communication skills as she relayed necessary technical information to peers to complete the build; and

WHEREAS, Kaylin's Scout achievements include in-depth studies of first aid, health, environmental sustainability, forestry, chemistry, mammal studies, and more than 40 other career and recreational skill-related merit badges; and

WHEREAS, Kaylin has also earned a merit badge for scholarship in recognition of her outstanding academic achievement, which is also reflected in her place in the National Honor Society and role as student educator at Osborne Middle School; and

WHEREAS, Kaylin's dedication and involvement is also demonstrated through her service with Venture Crew 20, including three consecutive years as President, where she mentored peers and encouraged experiential learning through tabletop gaming and educational outreach; and

WHEREAS, Kaylin is an active volunteer, having served as a volunteer at DragonCon gaming miniatures paint and take, MomoCon board gaming library, Southern Fried Gaming Expo tabletop game demos, ExtraLife benefitting Children's Healthcare of Atlanta, and the food pantry at Hamilton Mill Presbyterian Church.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate Kaylin Landrian-Shrewsbury as she becomes an Eagle Scout. We honor her incredible commitment to our community and encourage youth to follow her model of service and leadership.

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

Signed this 17th day of February, 2026



Proclamation

CELEBRATING GO RED FOR WOMEN: AMERICAN HEART MONTH

February 2026

WHEREAS, Cardiovascular disease is the No. 1 killer of women, causing one in three deaths each year, and nearly 45% of women ages 20 and older live with some form of cardiovascular disease; and

WHEREAS, Cardiovascular disease kills more women than all forms of cancer combined, yet only 44% of women recognize it as their greatest health threat; and

WHEREAS, Through the Go Red for Women initiative, the American Heart Association has spent more than two decades closing clinical care gaps and raising public awareness to address the unique ways cardiovascular disease affects women; and

WHEREAS, This initiative empowers women to prioritize their well-being through sustainable lifestyle changes, including physical activity and nutrition, while mobilizing communities to influence life-saving health policies; and

WHEREAS, During American Heart Month, Gwinnett County unites with its health care providers and advocates to educate residents on preventive measures and honor those impacted by this disease; and

WHEREAS, Gwinnett thrives when we embrace innovation in community health and support the tireless efforts of organizations like the American Heart Association that advocate for the health and well-being of women from all walks of life.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim February 2026 as American Heart Month in Gwinnett County and celebrate the American Heart Association's Go Red for Women movement. During this month – and throughout the year – I urge all residents to take proactive steps toward prevention and heart-healthy living.

A handwritten signature in blue ink that reads "Nicole Love Hendrickson".

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

Signed this 17th day of February, 2026

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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny w/out Prejudice] {Action: Denied 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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Change Motion: Carden Second: Ku Vote: 3-2; Hendrickson-No; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Yes}

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

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] {Action: Approved with Change Motion: Ku Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Yes}

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

2026-0281 Approval/authorization for the Chairwoman to execute a Resolution Imposing a Temporary Moratorium on the Acceptance of Applications for Certain Zoning Map Amendments for Properties Located Within the Harbins-Alcovy Small Area Plan Study Area. {Action: Approved Motion: Watkins Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Planning & Development/Matt Dickison

2026-0208 Ratification of Plat approvals for January 1, 2026 through January 31, 2026. (Recommendation: Approval) {Action: Approved Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

IX. Comments from Audience

X. Adjournment

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