



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, April 28, 2026 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** April 14, 2026
- **Informal Presentation 11:00 a.m.:** April 14, 2026
- **Executive Session:** April 14, 2026
- **Business Session:** April 14, 2026

V. Announcements:

- **Proclamation:** Recognizing National Prevention Week, May 10 – 16, 2026
- **Proclamation:** Recognizing Alcohol Awareness Month
- **Proclamation:** Celebrating the 10th Anniversary of Freedom Church of Gwinnett

VI. Public Hearing - New Business

1. Transportation/Edgardo Aponte

2026-0459 Approval to incorporate Hillside Drive and Osceola Court into the Gwinnett County Speed Hump Program. (Recommendation: Approval)

2026-0460 Approval to incorporate Osceola Court into the Gwinnett County Streetlighting Program. (Recommendation: Approval)

VI. Public Hearing - New Business

2. Rezoning

2026-0527 REZ2026-00007, Applicant: Sullins Engineering; Owner: International Complete Services, Inc.; Rezoning with Concurrent Variances of Tax Parcel No. R5208 004; 833 Hurricane Shoals Road; C-2 to M-1 for Warehouses; 3.01 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0528 REZ2026-00011, Applicant: Jupiter Development, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: R&D Investments Group, LLC; Rezoning of Tax Parcel No. R6210 034; 4400 Satellite Boulevard; HRR to C-2 for a Shopping Center; 2.04 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0529 REZ2026-00013, Applicant: DP2 Holdings, LLC; Owner: DP2 Holdings, LLC; Rezoning of Tax Parcel No. R5358 001; 1790 Whitley Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 13.14 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0530 REZ2026-00015, Applicant: One Street Residential, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Grayson Development, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R5157 341; 3175 Loganville Highway; C-2 to R-IF for a Mixed-Residential Development (Age-Restricted); 16.78 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0531 REZ2026-00016, Applicant: Simes Signature Properties, Inc. c/o Mahaffey Pickens Tucker, LLP; Owners: Simes Signature Properties, Inc., Quintero Land Realty 1, LLC, and James W. Roberts; Rezoning of Tax Parcel Nos. R7184 005 and 014; 2538 and 2570 Kilgore Road; RA-200 to OSC for a Single-Family Detached Subdivision; 30.28 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VI. Public Hearing - New Business

2. Rezoning

2026-0532 REZ2026-00017, Applicant: Balsam Green, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Jerry Johnson et. al.; Rezoning with Concurrent Variance of Tax Parcel No. R7152 002; 2730 McGinnis Ferry Road; RA-200 to MRR for Apartments; 6.45 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. New Business

1. Planning & Development/Matt Dickison

2026-0462 Ratification of plat approvals for March 1, 2026, through March 31, 2026. (Recommendation: Approval)

VIII. Comments from Audience

IX. Adjournment