



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

Public Hearing Agenda
Tuesday, May 19, 2026 - 7:00 PM

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

IV. Approval of Minutes:

- **Work Session:** May 5, 2026
- **Informal Presentation 11:00 a.m.:** May 5, 2026
- **Executive Session:** May 5, 2026
- **Business Session:** May 5, 2026

V. Announcements:

- **Proclamation:** Celebrating Gwinnett County Public Schools Civic Engagement Diploma Seal Recipients
- **Proclamation:** Recognizing the Gwinnett 101 Citizens Academy Spring 2026 Graduates

VI. Public Hearing - New Business

1. Special Use Permits

2026-0612 SUP2026-00007, Applicant: Mitchell Stephens Company, LLC; Owner: Rooker Gwinnett, LLC; Tax Parcel No. R7013 100; 821 Petty Road; Special Use Permit with Concurrent Variances in an M-1 Zoning District for a Contractor Office with Outdoor Storage; 7.19 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2. Rezoning

2026-0613 REZ2026-00008, Applicant: MBC Developers, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Mark Swanson and Denise Swanson; Rezoning with Concurrent Variances of Tax Parcel Nos. R1004 015, 015A, 154, and 219; 3724, 3754, 3774, and 3784 Ridge Road; RA-200 to R-TH for a Townhouse and Single-Family Detached Subdivision; 11.59 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny]

2026-0614 REZ2026-00018, Applicant: Morosan Homes, LLC c/o LJA Engineering; Owner: Morosan Homes, LLC; Rezoning of Tax Parcel No. R7181 023; 3080 Wallace Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 7.99 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0615 REZ2026-00020, Applicant: Sale Creek, LLC c/o LJA Engineering; Owner: Sale Creek, LLC; Rezoning of Tax Parcel No. R7062 103; 1662 Hannah Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 4.80 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

2026-0616 REZ2026-00021, Applicant: CKK Development Services; Owners: Donald R. Kimble, Fidelmar G. Garcia, and Virginia P. Padilla; Rezoning with Concurrent Variances of Tax Parcel Nos. R5126 036 and R5127 001; 3490 and 3502 Lake Carlton Road; R-100 to R-TH for Townhouses; 8.10 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions]

VII. Old Business

1. Commissioners

2026-0474 Approval to appoint Larry Cobb to the Gwinnett Historical Restoration & Preservation Board to fill the unexpired term of Shelly Abraham. Term expires December 31, 2028. District 1/Carden (Tabled on 4/14/2026)

VIII. New Business

1. Planning & Development/Matt Dickison

2026-0598 Ratification of Plat approvals for April 1, 2026 through April 30, 2026. (Recommendation: Approval)

IX. Comments from Audience

X. Adjournment