



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

Unofficial
Public Hearing Minutes
Tuesday, May 19, 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:** May 5, 2026
- **Informal Presentation 11:00 a.m.:** May 5, 2026
- **Executive Session:** May 5, 2026
- **Business Session:** May 5, 2026

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

V. Announcements:

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



Proclamation

CELEBRATING GWINNETT COUNTY PUBLIC SCHOOLS CIVIC ENGAGEMENT DIPLOMA SEAL RECIPIENTS

May 19, 2026

WHEREAS, Youth civic engagement promotes healthy social and emotional development and benefits communities by harnessing the energy and knowledge of young adults; and

WHEREAS, Gwinnett County is committed to equipping young people with the essential skills to succeed, including the ability to communicate effectively, collaborate productively, and think critically; and

WHEREAS, The Civic Engagement Diploma Seal recognizes graduating high school seniors who demonstrate commitment to civic responsibility, community involvement, and informed citizenship; and

WHEREAS, This year, 109 accomplished students across Gwinnett County Public Schools have fulfilled the requirements to earn this distinguished recognition; and

WHEREAS, The students successfully completed four social studies courses, passed the U.S. Citizenship Test, dedicated at least 50 hours to community service, and presented a comprehensive capstone project detailing their civic journey; and

WHEREAS, Gwinnett recognizes the significance of this achievement and the dedication demonstrated by students from Archer, Collins Hill, Discovery, Gwinnett School of Mathematics, Science, and Technology, McClure, Mill Creek, Mountain View, North Gwinnett, Parkview, Seckinger, and South Gwinnett High Schools.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby celebrate Gwinnett County Public Schools' Civic Engagement Diploma Seal recipients for their dedication to active citizenship and their contributions to our community.

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

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

Signed this 19th day of May, 2026

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

2. Rezonings

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] {Action: Approved with Change Motion: Holtkamp Second: Watkins Vote: 3-2; Hendrickson-No; Carden-Yes; Ku-No; Watkins-Yes; Holtkamp-Yes}

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

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

VI. Public Hearing - New Business

2. Rezoning

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

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 5/19/2026) (Tabled to 6/23/2026) {Action: Tabled 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

2026-0598 Ratification of Plat approvals for April 1, 2026 through April 30, 2026. (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 8:29 PM Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}