



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, June 23, 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:** June 16, 2026
- **Executive Session:** June 16, 2026
- **Business Session:** June 16, 2026

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

V. Public Hearing - New Business

1. Support Services/Ron Adderley

2026-0757 Approval/authorization for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of a portion of right of way formerly used as a public road known as Still Road, located in Land Lots 333 and 334 of the 5th Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. {Action: Approved Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Public Hearing - New Business

2. Change in Conditions

2026-0787 CIC2026-00005, Applicant: Lake Carlton Home Builders, Inc. c/o Mahaffey Pickens Tucker, LLP; Owner: Lake Carlton Home Builders, Inc.; Tax Parcel Nos. R5126 173, 184, 442-447, 480-537, and 537A-537E; 3300 Block of Lake Carlton Road, 670-680 Block of Midway Road, 3400 Block of Palmer Drive, 3500 Block of Precision Court, and 3500 Prism Court; Change in Conditions of Zoning for Property Zoned R-TH; 9.44 acres; District 3/Watkins (**Tabled on 6/23/2026**) (**Tabled to 7/28/2026**) (**Public hearing was not held**) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] **{Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

3. Rezoning

2026-0788 REZ2026-00022, Applicant: Ashton Atlanta Residential, LLC c/o Wilson Brock & Irby, LLC; Owners: David Greer and Ledford Living Trust; Rezoning with Concurrent Variance of Tax Parcel Nos. R7183 004 and 039; 3379 and 3409 Camp Branch Road; RA-200 and R-100 to OSC for a Single-Family Detached Subdivision; 33.19 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2026-0789 REZ2026-00023, Applicant: Peach State Family Homes, Inc.; Owner: Peach State Family Homes, Inc.; Rezoning with Concurrent Variance of Tax Parcel No. R7022 022; 2876 Old Peachtree Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.64 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}**

2026-0790 REZ2026-00025, Applicant: BDJ Consulting, LLC c/o Gaskins + LeCraw; Owner: Antenna Capital, LLC; Rezoning of Tax Parcel No. R7188 004; 1494 Plunketts Road; R-100 to R-TH for Townhouses; 3.46 acres; District 4/Holtkamp (**Tabled on 6/23/2026**) (**Tabled to 7/28/2026**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 7/8/2026] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

V. Public Hearing - New Business

3. Rezonings

2026-0792 REZ2026-00026, Applicant: Greater Atlanta Christian School, Inc. c/o Mahaffey Pickens Tucker, LLP; Owners: Greater Atlanta Christian School, Inc., Norcross Home Rentals, LLC, and Gwinnett Residential Rental, LLC; Rezoning of Tax Parcel Nos. R6186 046 and 091, R6187 299-318, R6198 001, 015, and 057; 1500-1575 Indian Trail-Lilburn Road, 1383-1438 Sugarwood Lane, 1500 Block of Country Downs Drive, and 5100 Block of Oakbrook Parkway; M-1, C-2, RM, R-75, and RA-200 to O-I for a Private School; 100.25 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2026-0793 SUP2026-00008, Applicant: Greater Atlanta Christian School, Inc., c/o Mahaffey Pickens Tucker, LLP; Owners: Greater Atlanta Christian School, Inc., Norcross Home Rentals, LLC, and Gwinnett Residential Rental, LLC; Tax Parcel Nos. R6186 091, R6187 299-318, R6198 001, 015, and 057; 1525-1575 Indian Trail-Lilburn Road, 1383-1438 Sugarwood Lane, 1500 Block of Country Downs Drive, and 5100 Block of Oakbrook Parkway; Special Use Permit in a Proposed O-I Zoning District for a Private School; 96.73 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. 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 6/23/2026) (Tabled to 7/28/2026) {Action: Tabled Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. New Business

1. Human Resources/Adrienne McAllister

2026-0672 Award RP001-26, provision of a voluntary benefits program on a multi-year contract, to Continental American Insurance Company, a member of the Aflac Family. The initial term of this contract shall be January 1, 2027 through December 31, 2027, amount not to exceed \$1,182,627.07. This contract may be automatically renewed on an annual basis for a total lifetime contract term of five (5) years, total amount not to exceed \$6,542,271.94. This contract is entirely participant funded and will allow the service provider to provide critical illness, supplemental, accident and hospital indemnity coverage to active employees. (Recommendation: Award) {Action: Approved Motion: Carden Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2026-0674 Award RP002-26, provision of identity theft protection on a multi-year contract, to Gen Digital, Inc. (NortonLifeLock). The initial term of this contract shall be January 1, 2027 through December 31, 2027, amount not to exceed \$118,533.48. This contract may be automatically renewed on an annual basis for a total lifetime term of five (5) years, total amount not to exceed \$683,831.88. This contract is entirely participant funded. (Recommendation: Award) {Action: Approved Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Planning & Development/Matt Dickison

2026-0780 Ratification of Plat approvals for May 1, 2026 through May 31, 2026. (Recommendation: Approval) {Action: Approved Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. Comments from Audience

IX. Adjournment

{Action: Adjourn at 8:27 PM Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}