



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, July 23, 2024 - 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:** July 16, 2024
- **Special Called Meeting 11:00 a.m.:** July 16, 2024
- **Informal Business Discussion:** July 16, 2024
- **Executive Session:** July 16, 2024
- **Business Session:** July 16, 2024
- **Informal Presentation 3:00 p.m.:** July 16, 2024

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

## V. Announcements:

- **Proclamation:** Celebrating Muslim American Heritage Month
- **Proclamation:** Recognizing the Gas South District



Proclamation

# CELEBRATING MUSLIM AMERICAN HERITAGE MONTH

July 2024

WHEREAS, Muslims make up nearly 25 percent of the global population, and Islam is one of the world's fastest-growing religions; and

WHEREAS, In the United States, Muslim Americans constitute a racially and culturally diverse group that is bound together by a shared belief in diversity as strength and unity as power; and

WHEREAS, The Muslim American community makes substantial contributions to every aspect of society, spanning business, academia, law, healthcare, and more; and

WHEREAS, Throughout the years, Muslim Americans have played an integral role in Gwinnett's success, leading and supporting the community as civic and business leaders; and

WHEREAS, Gwinnett is fortunate to be represented by two Muslim-American state senators and two state representatives in the Georgia Legislature; and

WHEREAS, The county also boasts a vibrant and growing Muslim American community with the practice of Islam represented by more than 20 mosques and religious centers; and

WHEREAS, Gwinnett prides itself as a welcoming community where people from all walks of life can practice many religions and embrace different cultural values.

NOW, THEREFORE, I, Nicole Love Hendrickson, do hereby proclaim July 2024 as Muslim American Heritage Month. Today and every day, we recommit ourselves to building a Gwinnett where everyone thrives. I encourage all Gwinnett residents to take this month to learn about Muslim American heritage and culture.

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

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

Signed this 23<sup>th</sup> day of July, 2024



Proclamation

# RECOGNIZING THE GAS SOUTH DISTRICT

July 2024

WHEREAS, The Gas South District is a dynamic entertainment hub at the heart of Gwinnett County, fostering a thriving arts and entertainment scene by welcoming more than 1 million guests annually, and hosting more than 500 events including concerts, sporting events, conventions, trade shows, cultural and international events; and

WHEREAS, Gas South District's mission is to attract, inspire, and engage community and visitors through a sprawling 118-acre campus that includes a 13,000-seat arena, 708-seat theater, 90,000-square-feet of exhibit hall space, and the new Westin Atlanta Gwinnett hotel; and

WHEREAS, The Gas South Arena was recognized as one of the top 25 venues in the world by Billboard Magazine in 2023, and is home to three professional sports teams: the Atlanta Gladiators hockey team, the Atlanta Vibe women's professional volleyball team, and the Georgia Swarm lacrosse team; and

WHEREAS, Gas South District is one of Gwinnett's largest economic engines annually, accruing more than \$1 billion within the last 15 years, employing more than 350 full and part-time employees, and strengthening its brand and partnerships with Atlanta-area partners; and

WHEREAS, The recent Gas South Convention Center Expansion and Renovation project earned multiple awards, including recognition from the Associated General Contractors of Georgia as the winner for projects over \$250 million; and

WHEREAS, The Gas South District campus is poised to introduce a broad and welcoming experience in the future, including multi-family, entertainment, and office retail components, making it the largest public-private concept development of this type in the Atlanta area.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby recognize the Gas South District for its continued growth and for providing remarkable experiences that strengthen and build Gwinnett's economy and our community.

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

Signed this 23<sup>th</sup> day of July, 2024

## **VI. Public Hearing – Unified Development Ordinance**

### **1. Planning & Development/Matt Dickison**

**2024-0668 Approval**/request to hold a public hearing to obtain public comment on a proposed amendment, UDOA2024-00003, to the Unified Development Ordinance, Title 2: Land Use and Zoning, Chapter 214 Overlay Zoning Districts, and to amend the Official Gwinnett County Zoning Map. (Staff Recommendation: Approval) **{Public Hearing Was Held} {Action: No Action Taken}**

## **VII. Public Hearing - Old Business**

### **1. Planning & Development/Matt Dickison**

**2024-0578 CIC2024-00015**, Applicant: GMI1, Inc. c/o Andersen, Tate & Carr, PC; Owner: GMI1, Inc.; Tax Parcel Nos. R6188 017, 360, and 361; 5620, 5634, and 5644 Singleton Road; Change of Conditions of Zoning with Concurrent Variance for Property Zoned C-1; 3.60 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

**2024-0580 SUP2024-00020**, Applicant: Capital Commercial 5560 Properties, LLC c/o W. Charles "Chuck" Ross; Owner: Capital Commercial 5560 Properties, LLC; Tax Parcel No. R6195 097; 5560 Jimmy Carter Boulevard; Special Use Permit with Concurrent Variance in a C-2 Zoning District for a Convenience Store with Fuel Pumps; 0.96 acres; District 1/Carden [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] **{Action: Denied Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

**2024-0582 RZR2024-00022**, Applicant: RES-GA 2, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: RES-GA 2, LLC; Rezoning of Tax Parcel Nos. R2002 052 and 140; 4370 and 4400 Clack Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 28.67 acres; District 4/Holtkamp [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Change Motion: Holtkamp Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

## **VIII. Public Hearing - New Business**

### **1. Support Services/Ron Adderley**

**2024-0640 Approval/authorization** for the Chairwoman to execute any and all documents necessary to abandon, declare as surplus, and to authorize disposition of 1 acre of right of way formerly used as a public road known as Green Land Way a/k/a Green Road located in Land Lot 2 of the 2nd Land District, Dacula, in accordance with O.C.G.A. § 32-7-2 and O.C.G.A. § 32-7-4. Subject to approval as to form by the Law Department. (Staff Recommendation: Approval) {Action: Approved Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

### **2. Change in Conditions**

**2024-0676 CIC2024-00019**, Applicant: PB Realty – Alana Recovery Centers, LLC c/o Dillard Sellers; Owner: Gryphon Dacula Properties, LLC; Tax Parcel No. R5210 316; 1200 Winder Highway; Change in Conditions of Zoning for Property Zoned C-2; 3.44 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}

**2024-0677 SUP2024-00029**, Applicant: PB Realty – Alana Recovery Centers, LLC c/o Dillard Sellers; Owner: Gryphon Dacula Properties, LLC; Tax Parcel No. R5210 316; 1200 Winder Highway; Special Use Permit in a C-2 Zoning District for a Residential Rehab Center (alcohol and/or drug); 3.44 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}

### **3. Special Use Permits**

**2024-0675 SUP2024-00028**, Applicant: Randy Garner; Owner: East Gwinnett Church of Christ, Inc.; Tax Parcel No. R7072 410; 1736 Sever Road; Special Use Permit in a RA-200 Zoning District for a Daycare Facility; 11.12 acres; District 1/Carden [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

## **VIII. Public Hearing - New Business**

### **4. Rezonings**

**2024-0307 RZC2024-00005**, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6064 072; 4417 Stone Mountain Highway; O-I to M-1 for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 4.62 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Approved with Change Motion: Ku Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Yes}

**2024-0678 RZC2024-00014**, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Rezoning with Concurrent Variance of Tax Parcel No. R6064 020; 4421 Stone Mountain Highway; O-I, M-1, and C-2 to C-2 for a Commercial Development; 3.20 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Approved with Stipulations Motion: Ku Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Yes}

**2024-0308 SUP2024-00008**, Applicant: Yellow River Ventures, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Yellow River Ventures, LLC; Tax Parcel No. R6064 072; 4417 Stone Mountain Highway; Special Use Permit in a Proposed M-1 Zoning District for an Automobile or Truck Storage Lot with Outdoor Storage including Heavy Equipment; 25.80 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Approved with Change Motion: Ku Second: Carden Vote: 4-1; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-No; Holtkamp-Yes}

**2024-0679 RZM2024-00007**, Applicant: Stanton Porter; Owner: JWD Gwinnett, LLC; Rezoning of Tax Parcel Nos. R5162 005 and 058; 3600 Block of Loganville Highway and 259 Willowwind Drive; MH to R-TH for Townhouses; 8.20 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

## **VIII. Public Hearing - New Business**

### **4. Rezoning**

**2024-0680 RZR2024-00023**, Applicant: Northpointe Realty Investments, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: Northpointe Realty Investments; Rezoning of Tax Parcel No. R2004 006; 4550 Clack Road; RA-200 to OSC for a Single-Family Detached Subdivision; 22.93 acres; District 4/Holtkamp (Tabled on 7/23/2024) (Tabled to 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 8/6/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0681 RZR2024-00026**, Applicants: Katrina Roman and Zack Newcome; Owners: Katrina Roman and Zack Newcome; Rezoning of Tax Parcel No. R4246 001; 4260 Beaver Road; R-100 to RA-200 for Agricultural Uses; 5.13 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0682 RZR2024-00027**, Applicant: Natalie Webber; Owner: Natalie Webber; Rezoning with Concurrent Variances of Tax Parcel No. R7339 007; 339 Kendrix Road; R-100 to RA-200 for Agricultural Uses; 3.73 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}

**2024-0683 RZR2024-00030**, Applicant: Ashland Homes, LLC c/o W. Charles "Chuck" Ross, Esq.; Owners: Stuart and Larry Douglas Hinton, Jr.; Rezoning of Tax Parcel No. R5246 558; 908 Campbell Road; RA-200 to R-60 for a Single-Family Detached Subdivision; 4.49 acres; District 3/Watkins (Tabled on 7/23/2024) (Tabled to 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 8/6/2024] {Action: Tabled Motion: Watkins Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0684 RZR2024-00031**, Applicant: Cristo Vive of the Christian and Missionary Alliance; Owner: Cristo Vive of the Christian and Missionary Alliance; Rezoning with Concurrent Variance of Tax Parcel No. R6138 023; 5924 Mimosa Circle; C-1 to R-75 for a Place of Worship; 0.41 acres; District 2/Ku [Planning Department Recommendation: Deny] [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}

## **VIII. Public Hearing - New Business**

### **4. Rezoning**

**2024-0685 SUP2024-00027**, Applicant: Cristo Vive of the Christian and Missionary Alliance; Owner: Cristo Vive of the Christian and Missionary Alliance; Tax Parcel Nos. R6138 023, 024, and 025, and R6144 261; 5904, 5914, and 5924 Mimosa Circle and the 300 Block of Mimosa Drive; Special Use Permit with Concurrent Variance in a Proposed R-75 Zoning District for a Place of Worship; 2.25 acres; District 2/Ku [Planning Department Recommendation: Deny] [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}

**2024-0686 RZR2024-00032**, Applicant: Inline Communities, LLC c/o Mahaffey Pickens Tucker, LLP; Owners: Clyde H. Nicholas and Carlton Roger Dills; Rezoning with Concurrent Variance of Tax Parcel No. R7018 002; 2287 Rabbit Hill Circle; RA-200 to R-60 for a Single-Family Detached Subdivision; 23.13 acres; District 4/Holtkamp (Tabled on 7/23/2024) (Tabled to 8/27/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0687 RZR2024-00033**, Applicant: Stanley Martin Homes c/o Bohler Engineering, PLLC; Owners: Rachel Lynn, Samuel Ted, and Timothy Reed Dunagan; Rezoning with Concurrent Variances of Tax Parcel Nos. R5138 047 and R5139 003, 182, and 312; 516, 535, and 538 Old Johnson Road and 539 Webb Gin House Road; R-100 to TND for a Traditional Neighborhood Development; 65.82 acres; District 3/Watkins [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

**2024-0688 RZR2024-00034**, Applicant: Jakob Sullins; Owner: Royal Mansions, LLC; Rezoning of Tax Parcel No. R3003 198; 2171 Doc Hughes Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.90 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}



## **VIII. Public Hearing - New Business**

### **4. Rezoning**

**2024-0689 RZR2024-00035**, Applicants: Burns Golf Course, LLC c/o Parkland Communities; Owner: Burns Golf Course, LLC; Rezoning with Concurrent Variances of Tax Parcel No. R6165 017; 4600 Block of Britt Road; RA-200 to TND for a Traditional Neighborhood Development; 46.29 acres; District 2/Ku (**Tabled on 7/23/2024**) (**Tabled to 8/27/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024] **{Action: Tabled Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

**2024-0690 RZR2024-00036**, Applicant: Toll Southeast LP Company Inc. c/o Andersen Tate & Carr; Owner: Trust of Joe Emory Parks, Jr. c/o S. Michael and Nell G. Parks; Rezoning of Tax Parcel No. R2002 002; 3300 Block of Jim Moore Road; RA-200 to R-75 for a Single-Family Detached Subdivision; 62.37 acres; District 4/Holtkamp (**Tabled on 7/23/2024**) (**Tabled to 8/27/2024**) (**Public hearing was not held**) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 8/6/2024] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

## **IX. New Business**

### **1. Planning & Development/Matt Dickison**

**2024-0691 Ratification** of Plat approvals for June 1, 2024 through June 30, 2024. (Staff Recommendation: Approval) **{Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

## **X. Comments from Audience**

### **XI. Adjournment**

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