



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

Official
Public Hearing Minutes
Tuesday, August 27, 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:** August 20, 2024
- **Informal Business Discussion:** August 20, 2024
- **Executive Session:** August 20, 2024
- **Business Session:** August 20, 2024

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

V. Announcements:

- **Proclamation:** Celebrating Black Business and Philanthropy Month



Proclamation

CELEBRATING BLACK BUSINESS AND PHILANTHROPY MONTH

August 2024

WHEREAS, Gwinnett County was built on the dreams and efforts of forward-thinking leaders, entrepreneurs, and adventurers who dared to take innovative and measured risks; and

WHEREAS, Black Business and Philanthropy Month is a time to reflect and celebrate the successes, milestones, and historical progress of Black-owned businesses and promotes the power of giving back to transform the lives of Black Americans; and

WHEREAS, According to the U.S. Census Bureau, the more than 300,000 Black-owned businesses in Georgia, including those in Gwinnett County, are a driving force in the economy, generating more than \$22 million in yearly revenue; and

WHEREAS, Black-owned and led businesses, with their diverse workforce, play a pivotal role in strengthening the local community by spurring job creation, embracing new technologies, and improving the economic well-being of all residents; and

WHEREAS, Gwinnett proudly is home to a thriving ecosystem of Black-owned businesses and philanthropic organizations dedicated to empowering, enriching, and supporting all people; and

WHEREAS, Gwinnett's dynamic community benefits from the invaluable contributions of diverse entrepreneurs and philanthropists who provide essential goods and services to more than a million residents and visitors each day.

NOW, THEREFORE, I, Nicole Love Hendrickson, do hereby recognize August 2024 as Black Business and Philanthropy Month in Gwinnett County. I commend and celebrate the leadership and vitality of Gwinnett's Black-owned enterprises and philanthropic organizations and encourage all Gwinnett residents and visitors to support their missions and causes.

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

Signed this 27th day of August, 2024

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Approved with Change Motion: Holtkamp Second: Ku Vote: 4-1; Hendrickson-No; 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 [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Approve with Conditions as R-75] {Action: Approved Stipulations as R-75 Motion: Watkins Second: Holtkamp 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 [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}

2024-0689 RZR2024-00035, Applicant: Burns Golf Course, LLC c/o Parkland Communities, Inc.; 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 8/27/2024) (Tabled to 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Tabled Motion: Ku Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VI. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

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 [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}

VII. Public Hearing - New Business

1. Change in Conditions

2024-0773 CIC2024-00014, Applicant: Pedro Duenas Tovar; Owner: Pedro Duenas Tovar; Tax Parcel No. R7055 393; 1478 Kim Manor Way; Change in Conditions of Zoning for Property Zoned R-75; 0.24 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Tabled to 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Tabled - Date: 9/3/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0774 CIC2024-00022, Applicant: Mareis, LLC; Owner: Mareis, LLC; Tax Parcel No. R1002 033; 2740 Thompson Mill Road; Change in Conditions of Zoning for Property Zoned R-100; 9.48 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Tabled to 9/24/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/3/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Special Use Permits

2024-0775 SUP2024-00024, Applicant: Stanislav Pascaru; Owner: Stanislav Pascaru; Tax Parcel No. R6053 168; 3660 Hewatt Court; Special Use Permit Renewal in a C-2 Zoning District for a Vehicle Repair, Service, and Body Work Establishment; 0.5 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

2. Special Use Permits

2024-0776 SUP2024-00025, Applicants: Eunice and Valeriu Pamfile; Owners: Eunice and Valeriu Pamfile; Tax Parcel No. R7106 415; 2130 Azalea Drive; Special Use Permit Renewal with Concurrent Variance in a R-100 Zoning District for a Personal Care Home; 1.37 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. Rezoning

2024-0777 RZM2024-00008, Applicant: D.R. Horton, Inc. – Atlanta East; Owner: 3K2M, LLC; Rezoning with Concurrent Variance of Tax Parcel Nos. R5164 001, 001B, and 003; 3016, 3022, and 3000 Block of Loganville Highway; R-100 to R-TH for Townhouses; 25.88 acres; District 3/Watkins [Planning Department Recommendation: Deny] [Planning Commission Recommendation: Deny] {Action: Denied without Prejudice Motion: Watkins Second: Holtkamp Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-0778 RZM2024-00011, Applicant: Buford Leased Housing Associates I, LLC c/o Mahaffey Pickens Tucker, LLP; Owner: MAT, LLC; Rezoning of Tax Parcel No. R7177 049; 2800 Block of Mall of Georgia Boulevard; RA-200 to HRR for an Independent Living Retirement Community; 4.97 acres; District 4/Holtkamp (Tabled on 8/27/2024) (Tabled to 9/3/2024) (Public hearing was held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] MOTION: {Action: Deny Motion: Holtkamp Second: Watkins Vote: 2-3; Hendrickson-No; Carden-No; Ku-No; Watkins-Yes; Holtkamp-Yes} FAILED MOTION: {Action: Table to 9/17/24 Business Session Motion: Holtkamp Second: Watkins Vote: 1-4; Hendrickson-No; Carden-No; Ku-No; Watkins-No; Holtkamp-Yes} FAILED MOTION: {Action: Remand Back to Planning Commission Motion: Holtkamp Second: Watkins Vote: 0-5; Hendrickson-No; Carden-No; Ku-No; Watkins-No; Holtkamp-No} FAILED MOTION: {Action: Table to 9/3/2024 Business Session Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. Public Hearing - New Business

3. Rezoning

2024-0779 RZR2024-00039, Applicant: Simes Signature Properties c/o Mahaffey Pickens Tucker, LLP; Owner: Bennett J. Harold, Et. Al; Rezoning of Tax Parcel No. R7183 005; 3430 Camp Branch Road; RA-200 and R-100 to R-100 for a Single-Family Detached Subdivision; 5.10 acres; District 4/Holtkamp **(Tabled on 8/27/2024) (Tabled to 9/24/2024) (Public hearing was not held)** [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 9/3/2024] **{Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

2024-0780 RZR2024-00040, Applicant: Luke Rozanski; Owners: Bloomingdale T. Brown and David and Oak Chi; Rezoning of Tax Parcel Nos. R5004 006 and 007; 2946 and 3006 Springdale Road; R-100 to R-60 for a Single-Family Detached Subdivision; 19.48 acres; District 2/Ku [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Approve with Conditions] **{Action: Approved with Stipulations Motion: Ku Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}**

4. Amendment

2024-0817 Approval/request to hold the second required 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}**

VIII. New Business

1. Planning & Development/Matt Dickison

2024-0781 Ratification of Plat approvals for July 1, 2024 through July 31, 2024. (Staff 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 Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}