



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, November 12, 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

Motion to Amend Agenda to delete item IV. Approval of Minutes and to renumber the remaining items accordingly {Action: Approved Motion: Hendrickson Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

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

IV. Announcements:

- **Special Presentation:** Recognizing the Gwinnett 101 Citizens Academy Fall 2024 Graduates
- **Proclamation:** Recognizing the Great American Smoke Out

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0852 CIC2024-00025, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel Nos. R6208 002 and 003; 3755 Shackelford Road and the 3760 Block of Shackelford Road; Change in Conditions of Zoning for Property Zoned C-2 and M-1; 14.28 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}

V. Public Hearing - Old Business

1. Planning & Development/Matt Dickison

2024-0853 CIC2024-00026, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R6142 001; 4136 Jimmy Carter Boulevard; Change in Conditions of Zoning for Property Zoned C-2 and RM-13; 12.82 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}**

2024-0854 CIC2024-00027, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R3002 384; 2120 Hamilton Creek Parkway; Change in Conditions of Zoning for Property Zoned C-2; 12.78 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}**

2024-0855 CIC2024-00028, Applicant: Katie Fitzjarrald; Owner: Home Depot, USA; Tax Parcel No. R7123 041; 1480 Satellite Boulevard; Change in Conditions of Zoning for Property Zoned C-2; 11.94 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}**

VI. Public Hearing - New Business

1. Change in Conditions

2024-1060 CIC2024-00031, Applicant: HP Properties Georgia, LLC c/o Andersen Tate & Carr; Owner: HP Properties Georgia, LLC; Tax Parcel No. R7154 010; 875 Northbrook Parkway; Change in Conditions of Zoning for Property Zoned M-1; 7.14 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}**

2024-1061 CIC2024-00032, Applicant: Sanford "Sandy" Epstein, AIA; Owner: PIC GA, Inc (Sharon Bi); Tax Parcel No. R7125 132; 1125 Northbrook Parkway; Change in Conditions of Zoning for Property Zoned M-1; 15.37 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}**

VI. Public Hearing - New Business

2. Rezoning

2024-1062 RZR2024-00051, Applicant: Havenn Homes, LLC; Owner: Gregory Peevy; Rezoning of Tax Parcel No. R7066 002; 598 Russell Road; R-100 to R-IF for Townhouses and Single-Family Detached Subdivision; 12.15 acres; District 4/Holtkamp (Tabled on 11/12/2024) (Tabled to 12/10/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/2/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-1063 RZR2024-00052, Applicant: Liviu Mocanu; Owner: Liviu Mocanu; Rezoning of Tax Parcel No. R2001 022; 992 Bailey Woods Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 1.66 acres; District 4/Holtkamp (Tabled to 12/10/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Tabled - Date: 12/2/2024] {Action: Tabled Motion: Holtkamp Second: Watkins Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2024-1064 RZR2024-00056, Applicant: David Sonders, Key Engineering Solutions - US Inc.; Owner: Rosa Martinez; Rezoning of Tax Parcel No. R1002 015; 3048 Thompson Mill Road; RA-200 to R-100 for a Single-Family Detached Subdivision; 3.61 acres; District 4/Holtkamp (Tabled on 11/12/2024) (Tabled to 12/10/2024) (Public hearing was not held) [Planning Department Recommendation: Approve with Conditions] [Planning Commission Recommendation: Deny] {Action: Tabled Motion: Holtkamp Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

3. Amendment

2024-0977 Approval of UDOA2024-00003 amending Chapter 214 of Title 2 of the Unified Development Ordinance entitled Overlay Zoning Districts, by inserting a new section 214-70, entitled Civic Center Overlay District and approval to amend the Official Zoning Map of Gwinnett County to designate the boundaries of the Civic Center Overlay District. Subject to approval as to form by the Law Department. [Planning Department Recommendation: Approve] [Planning Commission Recommendation: Approve] {Action: Approved 1st Reading and Adoption Motion: Carden Second: Ku Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. New Business

1. Planning & Development/Matt Dickison

2024-1065 Ratification of Plat approvals for October 1, 2024 through October 31, 2024. (Staff Recommendation: Approval) {Action: Approved Motion: Ku Second: Carden Vote: 5-0; Hendrickson-Yes; Carden-Yes; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. Comments from Audience

IX. Adjournment

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



Proclamation

RECOGNIZING THE GREAT AMERICAN SMOKEOUT

November 21, 2024

WHEREAS, The Great American Smokeout is an annual initiative led by the American Cancer Society that encourages individuals across the United States to quit smoking and start a healthier, smoke-free lifestyle; and

WHEREAS, According to the American Cancer Society, quitting smoking before the age of 40 reduces the risk of dying from smoking-related diseases by 90% and has many other financial, health, and well-being benefits; and

WHEREAS, Tobacco use is an important public health battle in Georgia, as more than 1 million adults, 53,000 high school students, and 14,000 middle school students in Georgia smoke cigarettes; and

WHEREAS, Smoking also contributes to an estimated 480,000 deaths nationwide every year, or about 1 in 5 deaths, and costs Georgians a total of \$1.8 billion in direct health care costs as well as \$3.4 billion in lost productivity every year; and

WHEREAS, On November 21, 2024, Gwinnett United in Drug Education invites smokers to join the movement to quit smoking or make a plan to quit during the Great American Smokeout; and

WHEREAS, Gwinnett County encourages all residents to celebrate the Great American Smokeout by leveraging support, resources, and motivation to overcome their addiction to tobacco or to help loved ones quit.

NOW, THEREFORE, I, Nicole Love Hendrickson, on behalf of the Gwinnett County Board of Commissioners, do hereby proclaim November 21, 2024, as the Great American Smokeout in Gwinnett County. I encourage all residents to support friends or family members who want to quit smoking by offering assistance, understanding, and encouragement.

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

Signed this 12th day of November, 2024