



GWINNETT COUNTY
BOARD OF COMMISSIONERS

75 Langley Drive | Lawrenceville, GA 30046-6935
O: 770.822.7000 | F: 770.822.7097
GwinnettCounty.com

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, January 28, 2025 - 7:00 PM

Present: Nicole L. Hendrickson, Ben Ku, Jasper Watkins III, Matthew Holtkamp
Absent: Kirkland D. Carden

I. Call To Order

II. Opening Remarks by Chairwoman

III. Approval of Agenda

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

IV. Approval of Minutes:

- **Work Session:** January 21, 2025
- **Informal Presentation 11:00 a.m.:** January 21, 2025
- **Informal Business Discussion:** January 21, 2025
- **Executive Session:** January 21, 2025
- **Business Session:** January 21, 2025

{Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

V. Announcements:

- **Special Presentation:** Gwinnett Youth Commission Minute

VI. Public Hearing - New Business

1. Change in Conditions

2025-0098 CIC2025-00001, Applicant: Kelly Towers III, LLC; Owner: MAAG USA, LLC; Tax Parcel No. R7145 003; 2700 Block of Old Ivy Court; Change in Conditions of Zoning for Property Zoned C-1; 6.07 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: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2. Rezonings

2025-0102 REZ2025-00001, Applicant: Tyler Lasser, LJA Engineering; Owner: Kenneth Michael Buffington; Rezoning with Concurrent Variances of Tax Parcel No. R5210 010; 1085 Winder Highway; R-75 to MU-N for a Mixed-Use Development; 5.49 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: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

2025-0103 REZ2025-00002, Applicant: Mustaq Moosa; Owner: William M. Anderson; Rezoning of Tax Parcel Nos. R7257 004, 005, and 292; 1064, 1078, and 1094 Buford Highway; R-75 to R-TH for Townhouses; 4.14 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: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VII. New Business

1. Planning & Development/Matt Dickison

2025-0104 Ratification of Plat approvals for December 1, 2024 through December 31, 2024. (Recommendation: Approval) {Action: Approved Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}

VIII. Comments from Audience

IX. Adjournment

{Action: Adjourn Motion: Ku Second: Watkins Vote: 4-0; Hendrickson-Yes; Carden-Absent; Ku-Yes; Watkins-Yes; Holtkamp-Yes}