Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in January 2017

CASE NUMBER RZC2016-00021
GCID 2016-1160

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to O-I by CLAUDIU RATIU for the proposed use as a PERSONAL CARE HOME (CONGREGATE) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were filed.

CASE NUMBER RZC2016-00021
GCID 2016-1160

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to O-I is hereby **APPROVED** with the following enumerated conditions:

1. Limited to state-licensed Congregate Personal Care Homes providing residence and care for up to a maximum of 14 individuals (clients) residing in each of the existing homes.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the Congregate Personal Care Homes shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Buffer reductions may be allowed to the extent that the two existing homes, the garage shop, sidewalks and other improvements are located within the required buffers as shown on the site plan received by the Department of Planning and Development on October 6, 2016, or as may be approved by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

LEGAL DESCRIPTION: (TRACT 1)

All that tract or parcel of land lying in Georgia Militia District 1749, City of Dacula, Gwinnett County, State of Georgia, and containing 1.202 acres, and being more fully described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the centerline of Ashton Pointe Drive, thence continuing along the Northern right of way of Hog Mountain Road a distance of 1,284 feet to an iron pin found on the Northern right of way of Hog Mountain Road, said point BEING THE TRUE POINT OF BEGINNING; thence leaving said right of way traveling North 25 degrees 04 minutes 11 seconds East a distance of 474.45 feet to a point; thence traveling South 04 degrees 11 minutes 56 seconds East a distance of 331.25 feet to a point; thence continuing South 16 degrees 44 minutes 42 seconds West a distance of 150.00 feet to an iron pin found on the Northern right of way of Hog Mountain Road; thence continuing along the Northern right of way of Hog Mountain Road North 75 degrees 54 minutes 23 seconds West distance of 102.99 feet to a point; thence continuing along said right of way North 76 degrees 51 minutes 54 seconds West a distance of 84.39 feet to an iron pin found on the Northern right of way of Hog Mountain Road; this point being the TRUE POINT OF BEGINNING.

Being shown as Tract 1 encompassing 1.202 acres on an Exemption Plat for Claudiu Ratiu prepared by W.T. Dunahoo & Associates, L.L.C., dated 8/13/2010.

CASE NUMBER SUP2016-00065
GCID 2016-1162

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CLAUDIU RATIU for the proposed use as a PERSONAL CARE HOME (CONGREGATE) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

CASE NUMBER SUP2016-00065
GCID 2016-1162

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of JANUARY 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to state-licensed Congregate Personal Care Homes providing residence and care for up to a maximum of 14 individuals (clients) residing in each of the existing homes.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the Congregate Personal Care Homes shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Buffer reductions may be allowed to the extent that the two existing homes, the garage shop, sidewalks and other improvements are located within the required buffers as shown on the site plan received by the Department of Planning and Development on October 6, 2016, or as may be approved by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

LEGAL DESCRIPTION: (TRACT 1)

All that tract or parcel of land lying in Georgia Militia District 1749, City of Dacula, Gwinnett County, State of Georgia, and containing 1.202 acres, and being more fully described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at the centerline of Ashton Pointe Drive, thence continuing along the Northern right of way of Hog Mountain Road a distance of 1,284 feet to an iron pin found on the Northern right of way of Hog Mountain Road, said point BEING THE TRUE POINT OF BEGINNING; thence leaving said right of way traveling North 25 degrees 04 minutes 11 seconds East a distance of 474.45 feet to a point; thence traveling South 04 degrees 11 minutes 56 seconds East a distance of 331.25 feet to a point; thence continuing South 16 degrees 44 minutes 42 seconds West a distance of 150.00 feet to an iron pin found on the Northern right of way of Hog Mountain Road; thence continuing along the Northern right of way of Hog Mountain Road North 75 degrees 54 minutes 23 seconds West distance of 102.99 feet to a point; thence continuing along said right of way North 76 degrees 51 minutes 54 seconds West a distance of 84.39 feet to an iron pin found on the Northern right of way of Hog Mountain Road; this point being the TRUE POINT OF BEGINNING.

Being shown as Tract 1 encompassing 1.202 acres on an Exemption Plat for Claudiu Ratiu prepared by W.T. Dunahoo & Associates, L.L.C., dated 8/13/2010.

CASE NUMBER RZC2016-00022
GCID 2016-1161

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to O-I by CLAUDIU RATIU for the proposed use as a PERSONAL CARE HOME (CONGREGATE) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were filed.

CASE NUMBER RZC2016-00022
GCID 2016-1161

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to O-I is hereby **APPROVED** with the following enumerated conditions:

1. Limited to state-licensed Congregate Personal Care Homes providing residence and care for up to a maximum of 14 individuals (clients) residing in each of the existing homes.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the Congregate Personal Care Homes shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Buffer reductions may be allowed to the extent that the two existing homes, the garage shop, sidewalks and other improvements are located within the required buffers as shown on the site plan received by the Department of Planning and Development on October 6, 2016, or as may be approved by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA DECEMBER 15, 1818

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749 of Gwinnett County, and being more particularly described as follows:
BEGINNING at ; thence North 80°05'51" West, a distance of 94.42 feet to a point; thence North 80°25'33" West, a distance of 60.04 feet to a point; thence North 16°44'42" East, a distance of 150.00 feet to a point; thence North 04°11'56" West, a distance of 331.25 feet to a point; thence North 25°04'11" East, a distance of 65.85 feet to a point; thence North 43°20'43" East, a distance of 242.74 feet to a point; thence North 55°55'19" East, a distance of 276.19 feet to a point; thence South 18°01'39" West, a distance of 937.16 feet to a point, being the POINT OF BEGINNING.
Said tract contains 3.99 acres or 173810 square feet.

CASE NUMBER SUP2016-00066
GCID 2016-1163

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CLAUDIU RATIU for the proposed use as a PERSONAL CARE HOME (CONGREGATE) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

CASE NUMBER SUP2016-00066
GCID 2016-1163

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of JANUARY 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to state-licensed Congregate Personal Care Homes providing residence and care for up to a maximum of 14 individuals (clients) residing in each of the existing homes.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the Congregate Personal Care Homes shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Buffer reductions may be allowed to the extent that the two existing homes, the garage shop, sidewalks and other improvements are located within the required buffers as shown on the site plan received by the Department of Planning and Development on October 6, 2016, or as may be approved by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749 of Gwinnett County, and being more particularly described as follows:
BEGINNING at ; thence North 80°05'51" West, a distance of 94.42 feet to a point; thence North 80°25'33" West, a distance of 60.04 feet to a point; thence North 16°44'42" East, a distance of 150.00 feet to a point; thence North 04°11'56" West, a distance of 331.25 feet to a point; thence North 25°04'11" East, a distance of 65.85 feet to a point; thence North 43°20'43" East, a distance of 242.74 feet to a point; thence North 55°55'19" East, a distance of 276.19 feet to a point; thence South 18°01'39" West, a distance of 937.16 feet to a point, being the POINT OF BEGINNING.
Said tract contains 3.99 acres or 173810 square feet.

CASE NUMBER RZR2016-00012
GCID 2016-0661

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 4-1 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to R-TH by MAHAFFEY, PICKENS, TUCKER, LLP for the proposed use as TOWNHOMES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-75 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Townhomes and accessory uses and structures developed in general accordance with the concept plan prepared by Development Planning & Engineering, Inc. dated September 23, 2016 with changes necessary to meet conditions of zoning and development regulations.

   B. The minimum heated floor area per dwelling unit shall be 2,200 square feet.

   C. Townhouse buildings shall be constructed of brick and/or stacked stone on all four sides with architectural elements (such as dormers, gables, bay windows, etc.) of cementitious cedar shake, siding, board, and/or batten. The front elevations shall have covered entryways at the front door.

   D. All dwellings shall have at least a double-car garage. Driveways shall be at least 20 feet wide. Driveways shall be at least 22 feet long. Where a sidewalk is present, driveway length shall be measured from the garage face to the interior sidewalk edge.

   E. The subdivision shall contain a park area and/or common recreational area for the use of residents.

   F. The development shall be limited to 28 units in general accordance with the site plan presented at the October 4, 2016 Planning Commission meeting.

2. To satisfy the following site development considerations:

   A. Provide a minimum 30-foot wide landscaped buffer along external property lines adjacent to residentially-zoned property within Stonebrier at Sugarloaf subdivision. Buffers shall not be required along the property line adjacent to the property containing Hull Middle School (tax parcel 7199 004) or the adjacent PUD property (tax parcel 7199 224).

   B. No direct lot access shall be allowed from Sugarloaf Parkway.

   C. Maintain a 25-foot landscaped building setback along Sugarloaf Parkway. This setback may not include any driveway, parking or detention pond encroachments except as related to the development entrance. The landscaped building setback may include natural vegetation and a decorative fence/wall and entrance monument.

   D. The disturbed Sugarloaf Parkway frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall

include a decorative masonry entrance feature. Landscape and entrance feature plans shall be consistent and compatible with Stonebrier at Sugarloaf subdivision and subject to review and approval of the Director of Planning and Development.

E. All grassed areas shall be sodded.

F. Underground utilities shall be provided throughout the development.

G. Stormwater detention facilities shall be screened from view of adjoining properties and rights-of-way by a decorative (non-chain link) fence. Screening plans shall be subject to review and approval of the Director of Planning and Development.

H. The subdivision shall be gated and contain private streets, subject to the approval of Gwinnett County Department of Planning and Development. Sidewalks shall only be required on one side of internal streets. The subdivision shall contain streetlights in general accordance with the streetlight specifications set forth in the Civic Center Overlay District (UDO §220-30(B)).

I. Developer/builder agrees to the creation of a mandatory homeowners association. The mandatory homeowners association shall be responsible for the upkeep and maintenance of the exterior of all townhomes including roofs and all the landscaping associated with the townhomes including, but limited to, the entrance areas and detention pond area. The homeowners association shall also maintain and keep in good repair any perimeter fencing and/or landscape screening originally installed by the Developer, whether or not such fencing and/or landscape screening is on a lot, privately owned property, or public right-of-way.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

Legal Description

All that tract or parcel of land lying and being in Land Lot 164, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point on the Northern Right-of-Way line of Sugarloaf Parkway (160' Right-of-Way), said point lying 810.17 feet, along the Northern Right-of-Way line of said Sugarloaf Parkway, form the intersection of said Northern Right-of-Way line with the Southern Right-of-Way line of Old Peachtree Road (Right-of-Way Varies); thence North 60-04-15 East, a distance of 578.26 feet to a concrete monument found; thence South 41-37-04 East, a distance of 699.72 feet to a concrete monument found; thence South 21-08-25 West, a distance of 133.25 feet to the Northern Right-of-Way line of said Sugarloaf Parkway; thence North 68-38-38 West along said Northern Right-of-Way line, a distance of 985.48 feet to the POINT OF BEGINNING.

RZR '16012

CASE NUMBER CIC2017-00001
GCID 2017-0017

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by WILWAT PROPERTIES, INC. to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. For the property zoned O-I: Office, institutional, public and semi-public uses, which may include a retirement community or other special uses if approved for a Special Use Permit, and accessory uses at a maximum density of 15,000 square feet of gross floor area per acre zoned.

   B. A Special Use Permit is approved for the O-I zone property to permit a building height increase not to exceed six stories.

   C. For the property zoned C-2: Office, retail and service commercial and accessory uses at a maximum density of 10,000 square feet of total floor area per acre zoned.

2. To satisfy the following site development considerations:

   A. Provide a ten-foot wide landscape strip outside the new dedicated rights-of-way of Indian Trail – Lilburn Road, Hillcrest Road and the Oakbrook Parkway extension (except for approved access points).

   B. No more than five full access curb cuts on Indian Trail – Lilburn Road, including Oakbrook Parkway.

   C. No more than one exit/entrance on Hillcrest Road.

   D. No billboards are permitted.

   E. Dumpsters shall be screened by a fence or wall.

   F. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco or other masonry finish; or submit alternate architectural plans for approval of the Planning Commission prior to issuance of building permit.

   G. The 75-foot buffer on the C-2 zoned out parcels adjacent to Tract III (zoned RA-200) may be reduced to a ten-foot wide landscape strip.

3 To abide by the following requirements, dedications and improvements:

A. The Developer shall dedicate at no cost to the county all Right-of-Way needed for Gwinnett DOT project F-1083-01 and Georgia DOT project PI# 0012884 for construction of a multi-use path along Indian Trail-Lilburn Road. Developer shall install the multi-use path, or in lieu of construction, the Developer shall contribute $10,000 to Gwinnet County for the future construction to be held in escrow for a period of ten years. This condition shall be limited to the specific rezoning site only of the one acre represented.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

Legal Description

All that tract or parcel of land lying and being in Land Lot 199 of the 6th District, City of Norcross, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a point at the western most mitered corner of the northwesterly Right of Way of Georgia Belle Court (80' R/W) and the northeasterly Right of Way of Indian Trail Rd. (Variable R/W); Thence running along said Indian Trail Road Right of Way North 56° 22' 42" West a distance of 475.10 feet to a 1/2 inch rebar and cap found and the TRUE POINT OF BEGINNNING; thence continuing along said Right of Way North 56° 22' 42" West a distance of 172.68 feet to a 1/2 inch rebar and cap found; thence leaving said Right of Way North 33° 25' 23" East a distance of 254.30 feet to a mag nail set; thence South 54° 35' 40" East a distance of 173.77 feet to a 1/2 inch rebar found; thence South 33° 39' 01" West a distance of 248.89 feet to a 1/2 inch rebar and cap found and the TRUE POINT OF BEGINNING. Said tract contains 1.000 Acres (43,571 Square Feet).

CASE NUMBER CIC2017-00003
GCID 2017-0025

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by LABEL TECHNOLOGIES, INC. to Change the Conditions of Zoning on a tract of land zoned M-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Buildings front and southern side shall be finished with architectural treatments of brick, stacked stone, or stucco. Final building elevations shall be submitted for review by the Director of Planning and Development.

2. Satisfy the following site development considerations:

   A. Provide a 50-foot wide natural undisturbed buffer adjacent to residentially zoned property.

   B. Oversized signs shall be prohibited.

   C. Ground signs shall be limited to a single monument sign and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. The ground sign shall not exceed six feet in height.

   D. Lighting shall be contained in cut-off type luminaries directed inward so as not to shine directly into residentially zoned property. Any outdoor recreation facilities shall not be lighted.

   E. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

   F. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

G. Billboards or oversized signs shall be prohibited.

H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

K. Outdoor loudspeakers shall be prohibited.

L. Peddlers and/or parking lot sales shall be prohibited.

M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

BOARD OF COMMISSIONERS GEORGIA

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 168, 7th District, Gwinnett County, Georgia, being more particularly described as follows:

COMMENCING at the Land Lot corner common to Land Lots 153, 154, 167 and 168; thence along the Land Lot Line common to Land Lots 167 and 168 a distance of 1287.66 feet to a point located on the intersection of said Land Lot Line and centerline of creek, that is the **POINT OF BEGINNING;** thence continuing along said Land Lot Line North 29°50'14" West a distance of 109.54 feet to a point; thence continuing along said Land Lot Line North 29°49'37" West a distance of 285.52 feet to a point; thence continuing along said Land Lot Line North 29°47'56" West a distance of 47.65 feet to a point; thence leaving said Land Lot Line North 60°02'42" East a distance of 588.77 feet to a point located on the southwestern right of way of Satellite Boulevard (100 feet right of way); thence along said right of way South 33°22'54" East a distance of 242.63 feet to a point; thence continuing along said right of way 81.15 feet along a curve to the left, said curve having a chord of South 33°46'58" East 81.15 feet and a radius of 5779.58 feet to a point; thence leaving said right of way South 56°23'14" West a distance of 198.43 feet to a point; thence South 71°24'51" West a distance of 67.65 feet to a point; thence South 56°23'37" West a distance of 245.16 feet to a point; thence South 33°56'20" East a distance of 245.86 feet to a point to a point located at the centerline of creek; thence along said centerline of creek following courses and distances: South 70°57'22" West a distance of 5.86 feet to a point; thence South 81°36'52" West a distance of 30.90 feet to a point; thence North 28°17'10" West a distance of 30.39 feet to a point; thence North 47°18'21" West a distance of 9.94 feet to a point; thence South 81°34'18" West a distance of 29.51 feet to a point; thence North 88°12'10" West a distance of 17.64 feet to a point; thence North 30°42'27" West a distance of 22.54 feet to a point; thence North 66°42'43" West a distance of 27.23 feet to a point; thence North 72°49'20" West a distance of 32.54 feet to a point, being the **POINT OF BEGINNING.** Said tract contains 4.997 Acres.

CASE NUMBER RZC2017-00002
GCID 2017-0024

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to O-I by RICHARD GOLDBERG for the proposed use as an OFFICE IN EXISTING BUILDING (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-100 to O-I is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:

   A. Office, Institutional and accessory uses.

   B. Any building exterior renovations shall be of a brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review by the Director of Planning and Development. Building shall be repainted a non-white earth tone color. Any further renovations shall be brick or stacked stone.

2. To abide by the following site development considerations:

   A. Provide a 20-foot wide buffer adjacent to residentially-zoned properties outside the utility easement along the north property line except for existing building and parking encroachments. The buffer shall be enhanced where sparsely vegetated.

   B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

   C. Parking shall be brought up to current parking lot standards.

   D. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height.

   E. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

   F. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

   G. Billboards or oversized signs shall be prohibited.

   H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative

balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

I. Outdoor storage shall be prohibited.

J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

K. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

L. Outdoor loudspeakers shall be prohibited.

M. Peddlers and/or parking lot sales shall be prohibited.

N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

County Clerk/Deputy County Clerk

EXHIBIT"A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 74 of the 7th Land District, Gwinnett County, Georgia, and being shown as 4.677 acres on a plat prepared by McNally & Patrick, Inc., more particularly Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, dated May 22, 1985, and revised July 16, 1985 and July 29, 1985, a copy of which is recorded in Plat Book 32, Page 42, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia, incorporated herein, and by this reference made a part hereof, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin on the Land Lot corner common to Land Lots 42, 43, 74 and 75 of the 7th Land District; thence along the Land Lot line common to Land Lots 43 and 74 of the 7th Land District North 59 degrees 57 minutes 41 seconds East 2043.12 feet to an iron pin set on the Northeasterly right-of-way line of Atkinson Road, a public way having an eighty foot right-of-way width, (said iron pin set is also South 59 degrees 57 minutes 41 seconds West, along the Land Lot line common to Land Lots 43 and 74 of the 7th Land District, 1278.06 feet from the Land Lot corner common to Land Lots 43, 44, 73 and 74 of the 7th Land District); thence along said right-of-way line North 79 degrees 08 minutes 18 seconds West 157.09 feet to a point; thence following the curvature of an arc distance of 101.55 feet along the Northeasterly right-of-way line of Atkinson Road to a point of tangency (marked by an iron pin set) which arc is subtended by a chord distance of 101.43 feet with a course of North 74 degrees 15 minutes 43 seconds West, which point is the TRUE POINT OF BEGINNING; thence following the curvature of an arc distance of 69.02 feet along the Northeasterly right-of-way line of Atkinson Road to a point of tangency which arc is subtended by a chord distance of 68.98 feet with a course of North 66 degrees 04 minutes 19 seconds West; thence North 62 degrees 45 minutes 29 seconds West 61.46 feet to a point; thence following the curvature of an arc distance of 291.75 feet along the Northeasterly right-of-way line of Atkinson Road to a point of tangency which arc is subtended by a chord distance of 290.04 feet with a course of North 52 degrees 01 minutes 20 seconds West; thence North 41 degrees 17 minutes 11 seconds West 189.92 feet to a point; thence North 39 degrees 58 minutes 54 seconds West 60.33 feet to a point; thence North 59 degrees 53 minutes 42 seconds East 427.41 feet to an iron pin set; thence South 30 degrees 04 minutes 00 seconds East 507.72 feet to an iron pin set; thence South 29 degrees 48 minutes 23 seconds West 228.78 feet to the iron pin set marking the TRUE POINT OF BEGINNING.

CASE NUMBER RZR2017-00001
GCID 2017-0016

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by DANUT ANDRONESI & GEORGE JOJA for the proposed use as a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were not filed.

CASE NUMBER RZR2017-00001
GCID 2017-0016

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
   - A. Single family detached dwellings and accessory uses.
   - B. The minimum heated floor area for each home shall be 2,400 square feet.
   - C. Homes shall be constructed with three sides of brick or stone with rears of fiber cement siding, stucco or stone.
   - D. All homes shall have double car garages.
2. To satisfy the following site development considerations:
   - A. All disturbed areas shall be sodded.
   - B. Homes shall maintain a 50-foot setback from Mineral Springs Road.
   - C. The homes are to be accessed via a shared driveway onto Mineral Springs Road or via the private driveway easement located on the adjacent property along the north property line.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

County Clerk/Deputy County Clerk

Georgia Premier Land Services, Inc.
3010 Hamilton Mill Road • Buford, Georgia • 30519
770-614-3004 • Fax # 770-614-3956

1530 Mineral Springs Road
Proposed Rezoning to R-100

All that tract or parcel of land lying and being in Land Lot 3 of the 3rd Land District, GMD 1749, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the northerly right of way of Hog Mountain Road and the westerly right of way of Mineral Springs Road, said point being the northerly mitered corner; THENCE traveling in a northwesterly direction along the westerly right of way of Mineral Springs Road for a distance of 307.12 feet to a point, said point marked by a ½ inch rebar pin found, said point being the TRUE POINT OF BEGINNING.

Thence from said point as thus established, leaving said right of way and traveling on the line common to George P. Flanigan and Overlook at Mulberry Park Subdivision South 47 Degrees 47 Minutes 28 Seconds West for a distance of 386.77 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling on line common to Lots 5 and 6 of Overlook at Mulberry Park Subdivision North 39 Degrees 03 Minutes 25 Seconds West for a distance of 210.26 feet to a point, said point marked by an Axle found; THENCE traveling along a line common to Lots 2 thru 4 of an Exemption Plat for 1550 Mineral Springs Road North 47 Degrees 54 Minutes 30 Seconds East for a distance of 384.65 feet to a point on the westerly right of way of Mineral Springs Road (80 foot right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on the westerly right of way of Mineral Springs Road South 39 Degrees 37 Minutes 26 Seconds East for a distance of 209.37 feet to a point, said point marked by a ½ inch rebar pin found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 1.856 Acres as shown on Proposed Rezoning for Danut Andronesi & George Joja prepared by Georgia Premier Land Services, Inc., dated 9/6/16.

RZR '17 001

GEORGIA REGISTERED NO. 2900 LAND SURVEYOR BRIAN R. SUTHERLAND

9/9/16

CASE NUMBER RZR2016-00029
GCID 2017-0031

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: JANUARY 24, 2017

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-TH to R-75 by PTL, LLC for the proposed use as a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 24, 2017 and objections were not filed.

CASE NUMBER RZR2016-00029
GCID 2017-0031

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-TH to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. No more than seven single-family lots.
   B. The minimum heated floor area per dwelling shall be 2,100 square feet.
   C. Homes shall be constructed with front facades and both sides of brick or stacked stone. The rear of the home may be the same, or of fiber-cement siding with a minimum three-foot brick or stacked stone water table.
   D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
   A. Maintain a minimum 50-foot building setback along Whitehead Place Drive.
   B. No more than one driveway accessing Whitehead Place Drive shall be permitted. Homes shall utilize shared driveways or a shared frontage driveway for access.
   C. Natural vegetation shall remain on the property until the issuance of a development permit.
   D. All grassed areas on dwelling lots shall be sodded.
   E. All new utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 2/7/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT of parcel of land lying and being in Land Lot 126 of the 7th District, Gwinnett County, Georgia, being shown as 2.518 acres per that certain Boundary and Topographic Survey for 4RNJ, LLC prepared by Alcovy Surveying and Engineering, Inc., Ronald Calvin Smith, Georgia RLS #2921, dated 04/06/2015, and being more particularly described as follows:

To find the Point of Beginning commence at a one-half inch rebar found at the intersection of the northerly right of way of Whitehead Place Drive (80 foot right of way) with the land lot line common to Land Lots 111 and 126, aforesaid District and County; proceed thence from said intersection along the northerly right of Way of Whitehead Place Drive north 73°13'52" west 132.92 feet to an iron pin set and the POINT OF BEGINNING; and from said POINT OF BEGINNING continue along said right of way the following courses and distances: north 73°25'48" west 97.65 feet to a point; northwesterly along the arc of a curve having a radius of 1233.28 feet, said arc being subtended by a chord bearing north 68°44'57" west and having a chord length of 199.96 feet, an arc distance of 200.18 feet to a point; north 64°06'00" west 69.63 feet to a point; northwesterly along the arc of a curve having a radius of 778.49 feet, said arc being subtended by a chord bearing north 55°29'13" west and having a chord length of 233.02 feet, an arc distance of 233.90 feet to an iron pin set; thence leaving said right of way and proceed north 46°54'53" east 343.88 feet to a point; proceed thence south 29°39'52" east 572.73 feet to the POINT OF BEGINNING.