

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 2020

CASE NUMBER SUP2019-00078
GCID 2019-1143

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 LIDIA BUSUIOC for the proposed use of an FAMILY PERSONAL CARE HOME 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for a maximum of six individuals (clients) residing in the home.
2. Exterior signage advertising the personal care home shall be prohibited.
3. Any new building(s) or building renovation(s) shall be of a traditional residential style that is compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval by the Director of Planning and Development prior to the issuance of a building permit.
4. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

CASE NUMBER SUP2019-00078

GCID 2019-1143

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



Legal Description - 3332 Johnson Drive, Snellville, Georgia 30039

All of that tract or parcel of land lying and being in Land Lot 21 of the 6th Magisterial District, Gwinnett County, Georgia, and being in the name of Lidia Busuioc as acquired in Deed Book 56673 at Page 599 of the land records of Gwinnett County, Georgia.

Commencing at the intersection of the southeasterly right-of-way of Johnson Road, a 60-foot right-of-way, with the south right-of-way of Annistown Road, a variable width right-of-way:

Thence southwesterly and southeasterly with the said right-of-way line of Johnson Road, a distance of 880.15 feet to a 1-inch iron pipe found marking the division line between Samuel Jiho Han and Huldah Han as recorded in Deed Book 55666 at Page 89 of the said land records on the north and said Lidia Busuioc on the south;

Thence departing the said right-of-way line of Johnson Road and with said division line North 60°28'57" East, passing a 1-inch iron pipe found at a distance of 218.48 feet, a total distance of 518.67 feet to a 1-inch iron pipe found in the southwest line of Lot 3, Block "A", Monterey Acres as recorded in Plat Book 3 at Page 4 of the said land records;

Thence with said Lot 3 and continuing with Lots 4 and 5 of said Block "A", Monterey Acres on the east and said Lidia Busuioc on the west South 26°22'47" East, passing a 1/2-inch rebar found at a distance of 21.50 feet, passing a 1/2-inch rebar found at a distance of 138.54 feet, a total distance of 200.31 feet to a 1/2-inch rebar found marking the division line of the said Lidia Busuioc on the North and Charles R. Whitt, Jr. and Susan H. Whitt, Trustees, as recorded in Deed Book 13024 at Page 40 of the said land records on the south;

Thence with the said division line South 60°26'45" West a distance of 501.44 feet to a 1/2-inch rebar found in the said right-of-way of Johnson Road;

Thence with the said right-of-way of Johnson Road North 31°18'41" West a distance of 200.43 feet to the point of beginning;

Said parcel contains 102,097 Square Feet or 2.344 Acres of land, more or less.

Prepared for Lidia Busuioc


By Karie L. Colburn, PLS GA-2963

GeoTerra USA, LLC
678-697-7044
760 North Roswell Road,
Suite 234
Roswell, GA 30076

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SEP 06 2019

Planning & Development

SUP 19078

CASE NUMBER RZC2019-00021
GCID 2019-1133

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from C-1 to C-2 by CHILD'S WORLD KINDERGARTEN for the proposed use of PET BOARDING 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 WINNETT 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Duncan's G.M.D. 1564, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the centerline intersection of Georgia Highway 324 (80' right-of-way) and Fence Road (80' right of way); thence along the centerline of Fence Road in a southwesterly direction for a distance of 1,223.1 feet to a point on the centerline of Fence Road; thence southeasterly for a distance of 40' to an iron pin found (1" open top pipe) located on the eastern right-of-way of Fence Road being the POINT OF BEGINNING; thence leaving said right-of-way and along property owned by Baxter and Marilyn Mason South 42°00'00" East, a distance of 247.70 feet to an iron pin found (1" open top pipe); thence South 49°20'00" West, a distance of 67.00 feet to an iron pin found (1" open top pipe); thence along property owned by Charles and Peggy Scott North 65°16'00" West, a distance of 261.50 feet to an iron pin found (1/2" rebar) located on the eastern right-of-way of Fence Road; thence along said right-of-way North 46°00'00" East, a distance of 170.40 feet to a point being the POINT OF BEGINNING.

Said Tract or Parcel contains 0.67 acres.

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RZC 19021

SEP 06 2019

Planning&Development

CASE NUMBER SUP2019-00077
GCID 2019-1134

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 CHILD'S WORLD KINDERGARTEN for the proposed use of an OUTDOOR DOG RUN 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Duncan's G.M.D. 1564, Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING at the centerline intersection of Georgia Highway 324 (80' right-of-way) and Fence Road (80' right of way); thence along the centerline of Fence Road in a southwesterly direction for a distance of 1,223.1 feet to a point on the centerline of Fence Road; thence southeasterly for a distance of 40' to an iron pin found (1" open top pipe) located on the eastern right-of-way of Fence Road being the POINT OF BEGINNING; thence leaving said right-of-way and along property owned by Baxter and Marilyn Mason South 42°00'00" East, a distance of 247.70 feet to an iron pin found (1" open top pipe); thence South 49°20'00" West, a distance of 67.00 feet to an iron pin found (1" open top pipe); thence along property owned by Charles and Peggy Scott North 65°16'00" West, a distance of 261.50 feet to an iron pin found (1/2" rebar) located on the eastern right-of-way of Fence Road; thence along said right-of-way North 46°00'00" East, a distance of 170.40 feet to a point being the POINT OF BEGINNING.

Said Tract or Parcel contains 0.67 acres.

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Planning&Development SUP '19 077

CASE NUMBER RZC2019-00022
GCID 2019-1137

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from RA-200 & R-100 to C-2 by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of CONVENIENCE STORE W/FUEL PUMPS (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 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-100 to C-2 is hereby **APPROVED AS C-1** with the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses. The following uses shall be prohibited:

- adult bookstores or entertainment
- automotive parts stores
- contractor's offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- smoke shops/novelty stores
- tattoo parlors
- dry cleaners
- pool halls
- coin laundries

B. Buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). The canopy columns shall be

full height brick or stone. Final building elevations shall be submitted for review by the Director of Planning and Development.

2. To abide by the following site development considerations:

- A. Provide a 50-foot wide replanted buffer adjacent to all residentially-zoned properties. Buffer and landscape installation plans subject to review and approval by the Director of Planning and Development. Underground fuel storage tanks shall be setback a minimum of 220 feet from adjacent residentially-zoned land.
- B. Provide a ten-foot wide landscaped strip adjacent to all rights of way.
- C. Ground signage shall be limited to a single monument-type sign, and shall be subject to review and approval by the Director of Planning and 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 shall not exceed eight feet in height.
- D. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
- E. 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 neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
- F. Stormwater management facilities shall be fenced with a black wrought iron style fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences and public right of way with a double staggered row of evergreens. Stormwater management facilities shall not encroach into any required buffer or landscape strip.
- G. Billboards or oversized signs shall be prohibited.
- H. Outdoor storage shall be prohibited.
- I. Dumpsters shall be located in the rear or side yard and 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. Outdoor loudspeakers shall be prohibited.
- 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. 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.
- 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: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1066 New Hope Road, Lawrenceville, Georgia 30045

All that tract or parcel of land lying and being in Land Lot 171, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar set at the Northernmost corner of the mitered intersection located at Southerly right-of-way of New Hope Road and the Westerly right-of-way of Chandler Road; thence along said right-of-way of Chandler Road the following courses and distances:

South 23°20'15" East a distance of 30.44 to a ½ inch rebar set; thence South 21°51'42" West a distance of 229.78 feet to a calculated point; thence South 21°52'06" West a distance of 127.96 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 125.61 feet and a radius of 341.59 feet and being subtended by a chord bearing South 11°19'57" West a distance of 124.90 feet to a ½ inch rebar set; thence leaving said right-of-way North 37°26'29" West a distance of 409.90 feet to a ½ inch rebar with cap found; thence North 22°07'12" East a distance of 293.41 feet to a ½ inch rebar found on the Southerly right-of-way of New Hope Road; thence along said right-of-way the following courses and distances:

South 68°09'12" East a distance of 55.22 feet to a calculated point; thence South 67°51'46" East a distance of 44.39 feet to a calculated point; thence South 68°00'24" East a distance of 207.12 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 2.996 acres.

1120 19022

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Planning&Development

CASE NUMBER RZR2019-00022
GCID 2019-1290

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to OSC by GEOSAM CAPITAL US (GEORGIA), LLC for the proposed use of OPEN SPACE CONSERVATION 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC 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 and structures, not to exceed 178 lots.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,400 square feet for two-story homes.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-feet above grade brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
- B. All primary conservation space shall remain undisturbed.
- C. Prior to the issuance of a development permit, the applicant shall produce a study prepared by a registered archeologist identifying any potential cemeteries or gravesites. Any graves on the property shall be protected with a decorative fence and a 20-foot buffer around the perimeter of the cemetery site. Location

and design of protective measures shall be subject to review by the Director of Planning and Development.

- D. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
 - E. Off-street unpaved trails and pedestrian connections to the conservation areas shall be provided throughout the development. Final layout and design of these features shall be subject to the review and approval by the Director of Planning and Development.
 - F. Natural vegetation shall remain on the property until the issuance of a development permit.
 - G. All grassed areas on dwelling lots shall be sodded.
 - H. All utilities shall be placed underground.
 - I. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.
 - J. Access to Ewing Chapel Road shall be prohibited.
3. Abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by D.O.T. All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION FOR BROOKS STATION
Geosam Capital US (Georgia), LLC

All that tract or parcel of land lying and being in Land Lots 248 & 265 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a Land Lot Corner common to Land Lots 248, 249, 264 & 265; **THENCE** leaving said Land Lot Corner North 20 degrees 03 minutes 56 seconds West for a distance of 1202.79 feet to a point on the Southwesterly Right-of-Way of Ewing Chapel Road (80' R/W), said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established South 35 degrees 54 minutes 24 seconds West for a distance of 621.10 feet to a Point; **THENCE** South 67 degrees 58 minutes 46 seconds West for a distance of 1000.63 feet to a Point in the centerline of a branch; **THENCE** along the centerline of said branch and following the meandering thereof 2342.1 feet, more or less, in a southwesterly direction to a point at the intersection with the centerline of the Alcovy River (said branch centerline being approximated by the following six (6) traverse bearings and distances: South 66 degrees 45 minutes 11 seconds West for a distance of 138.64 feet to a Point; South 41 degrees 08 minutes 34 seconds West for a distance of 147.46 feet to a Point; South 75 degrees 42 minutes 58 seconds West for a distance of 278.93 feet to a Point; South 47 degrees 30 minutes 06 seconds West for a distance of 467.90 feet to a Point; South 52 degrees 06 minutes 05 seconds West for a distance of 589.42 feet to a Point; South 82 degrees 38 minutes 39 seconds West for a distance of 225.83 feet to a Point; **THENCE** continuing along the Centerline of Alcovy River for +/-2713 feet in a northwesterly direction to a point) said centerline being approximated by the following seven (7) courses and distances: North 10 degrees 50 minutes 45 seconds West for a distance of 305.07 feet to a Point; North 20 degrees 19 minutes 35 seconds West for a distance of 106.11 feet to a Point; **THENCE** North 22 degrees 22 minutes 30 seconds West for a distance of 292.04 feet to a Point; **THENCE** North 22 degrees 22 minutes 30 seconds West for a distance of 259.68 feet to a Point; **THENCE** North 34 degrees 48 minutes 34 seconds West for a distance of 570.44 feet to a Point; **THENCE** North 29 degrees 30 minutes 44 seconds West for a distance of 585.90 feet to a Point; **THENCE** North 49 degrees 37 minutes 14 seconds West for a distance of 352.33 feet to a Point on the Land Lot Line common to Land Lots 247 & 248; **THENCE** leaving said Traverse Line and Centerline of Alcovy River and along the Land Lot Line common to Land Lots 247 & 248 North 60 degrees 34 minutes 09 seconds East for a distance of 1585.98 feet to a Point; **THENCE** continuing along said Land Lot Line North 60 degrees 34 minutes 09 seconds East for a distance of 675.82 feet to a Point; **THENCE** departing said Land Lot Line South 26 degrees 31 minutes 48 seconds East for a distance of 588.89 feet to a Point; **THENCE** South 26 degrees 37 minutes 15 seconds East for a distance of 560.84 feet to a Point; **THENCE** North 57 degrees 06 minutes 08 seconds East for a distance of 444.00 feet to a Point; **THENCE** North 57 degrees 13 minutes 06 seconds East for a distance of 605.11 feet to a Point on the aforesaid Right-of-Way of Ewing Chapel Road; **THENCE** continuing along said Right-of-Way South 35 degrees 32 minutes 56 seconds East for a distance of 60.15 feet to a Point; **THENCE** leaving aforesaid Right-of-Way of Ewing Chapel Road South 57 degrees 14 minutes 05 seconds West for a distance of 629.54 feet to a Point; **THENCE** South 57 degrees 11 minutes 31 seconds West for a distance of 428.98 feet to a Point; **THENCE** South 26 degrees 34 minutes 52 seconds East for a distance of 511.03 feet to a Point; **THENCE** North 57 degrees 12 minutes 21 seconds East for a distance of 1128.72 feet to a Point on the aforesaid Right-of-Way of Ewing Chapel Road (80' R/W); **THENCE** continuing along said Right-of-Way the following

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RZR '19022

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two (2) courses and distances South 33 degrees 49 minutes 10 seconds East for a distance of 40.01 feet to a Point; THENCE South 33 degrees 10 minutes 38 seconds East for a distance of 39.96 feet to a Point; THENCE leaving aforesaid Right-of-Way South 80 degrees 33 minutes 21 seconds West for a distance of 99.68 feet to a Point; THENCE South 57 degrees 13 minutes 38 seconds West for a distance of 338.08 feet to a Point; THENCE North 38 degrees 4 minutes 33 seconds West for a distance of 11.26 feet to a Point; THENCE South 62 degrees 59 minutes 22 seconds West for a distance of 49.03 feet to a Point; THENCE South 25 degrees 28 minutes 48 seconds East for a distance of 16.27 feet to a Point; THENCE South 57 degrees 13 minutes 38 seconds West for a distance of 657.16 feet to a Point; THENCE South 83 degrees 31 minutes 45 seconds West for a distance of 317.87 feet to a Point; THENCE South 22 degrees 01 minutes 14 seconds East for a distance of 697.73 feet to a Point; THENCE North 67 degrees 58 minutes 46 seconds East for a distance of 997.42 feet to a Point; THENCE North 35 degrees 54 minutes 24 seconds East for a distance of 526.30 feet to a Point; THENCE North 31 degrees 31 minutes 31 seconds East for a distance of 100.00 feet to a Point on the aforesaid Right-of-Way of Ewing Chapel Road; THENCE South 34 degrees 18 minutes 58 seconds East for a distance of 39.99 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 119.483 Acres to the centerlines of the branch and the Alcovy River.

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Planning & Development

RZR 19022

CASE NUMBER RZR2019-00023
GCID 2019-1291

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from RA-200 to OSC by OLD NORCROSS INVESTMENTS, INC. for the proposed use of OPEN SPACE CONSERVATION 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC 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 and structures, not to exceed 191 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,400 square feet.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-feet above grade brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
 - E. Average lot size shall be 70 feet.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property. Provide supplemental plantings in the 50-foot strip where it is sparsely vegetated.
 - B. No direct lot access shall be allowed onto Auburn Road or West Union Grove Circle.
 - C. The frontage and project entrance on Auburn Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Frontage along West Union

Grove shall remain undisturbed. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. All grassed areas on dwelling lots shall be sodded.
 - F. All utilities shall be placed underground.
 - G. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area. The pump station, appurtenances, and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.
3. To abide by the following requirements, dedications and improvements:
- A. Donate at no cost to Gwinnett County D.O.T., 30-foot right of way from the centerline of West Union Grove Road along property frontage.
 - B. At no cost to Gwinnett County, provide a left turn lane on Auburn Road into the development.
 - C. Any construction access shall be prohibited from West Union Grove Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Auburn Road / West Union Gove Circle Tracts

Property Description

All that tract or parcel of land lying in Rocky Creek G.M.D. No. 1587 of Gwinnett county Georgia, being also designated a Gwinnett County Tax parcels 2-003-257, 2-003-030 and 2-003-058 containing 79.6788 acres being more particularly described as follows:

Beginning at a point on the northeastern 90' R/W of Auburn Road - Georgia Highway No. 324, 3960.0' northwesterly along said right of way from its intersection with the center line of Bailey Road, thence proceed along said right of way N40°00'44"W for a distance of 412.02' to a point; thence leaving said right of way N46°24'38"E for a distance of 351.70' to a point; thence N55°13'38"E for a distance of 1813.50' to a point; thence N55°56'54"E for a distance of 940.68' to a point on the centerline of West Union Grove Circle, a 30' public easement; thence along said centerline the following: S18°04'27"E for 297.67' to a point; thence S20°12'21"E for 113.47' to a point; thence southeasterly following a curve to the left an arc distance of 178.38' (said arc having a radius of 544.13' and being subtended by a chord of S29°35'51"E for 177.59' to a point; thence S38°38'47"E for 229.73' to a point; thence S38°30'43"E for 292.84' to a point; thence S36°44'15"E for 200.03' to a point; thence S39°29'42"E for 113.81' to a point; thence leaving the centerline of aforementioned roadway S50°40'03"E for a distance of 1622.17' to a point; thence N37°22'23"W for a distance of 517.54' to a point; thence S47°27'42"W for a distance of 656.71' to a point; thence N40°02'22"W for a distance of 509.00' to a point; thence S52°34'38"W for a distance of 229.00' to a point; thence N45°09'22"W for a distance of 212.00' to a point; thence S47°44'38"W for a distance of 383.15' to a point on the northeastern 90' R/W of Auburn Road - Georgia Highway No. 324 at the Point of Beginning.

Above described tract is a compilation of properties as recorded in Plat Book S Page 145A, Plat Book 17 Page 202 and Plat Book 86 Page 003, of Gwinnett County Records.

RZR 19023

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Planning&Development

CASE NUMBER CIC2020-00003
GCID 2020-0062

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried 5-0, the following Resolution was 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 WS SUGARLOAF LLC 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 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of JANUARY 2020, 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. Limited to development as a hotel, in general accordance with the site plan submitted December 6, 2019. Final site plans shall be subject to review and approval by the Director of Planning and Development.
 - B. The building exterior shall meet the standards of UDO Architectural Design Category 3 (Civic Center Overlay District). Final building plans shall be subject to review and approval by the Director of Planning and Development.
 - C. No more than ten percent of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten days.
 - D. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
2. To satisfy the following site development considerations:
 - A. An access driveway shall be permitted as a single perpendicular stream crossing to the north. All other improvements shall be located outside of the required stream buffers and impervious surface setback areas.
 - B. Provide a minimum ten-foot wide landscape strip around the perimeter of the site, except where located within the stream buffer.

- C. 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.
- D. Billboards or oversized signs shall be prohibited.
- E. Peddlers and/or parking lot sales shall be prohibited.
- F. 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: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT A -LEGAL DESCRIPTION OF GRANTEE PROPERTY

All that tract or parcel of land lying and being in Land Lot 80 and 116 of the 7th District, of Gwinnett County, Georgia and being more particularly described as follows:

To find The True Point of Beginning, commence at the intersection on the northern right of way of SR 120 (Duluth Highway) (right of way varies) and the western right of way of Interstate 85 (right of way varies); thence, proceed North 72 degrees 20 minutes 03 seconds East for a distance of 151.20 feet to a point; thence North 18 degrees 41 minutes 03 seconds East for a distance of 72.90 feet to a point; thence North 77 degrees 07 minutes 42 seconds West for a distance of 41.45 feet to a concrete monument and The True Point of Beginning.

From The True Point of Beginning, as thus established, proceed North 77 degrees 07 minutes 42 seconds West for a distance of 340.43 feet to a 5/8" rebar found; thence North 17 degrees 46 minutes 01 second West for a distance of 163.43 feet to a point; thence North 19 degrees 36 minutes 21 seconds West for a distance of 80.11 feet to an iron pin set; thence North 85 degrees 47 minutes 38 seconds East for a distance of 484.40 feet to a point; thence South 69 degrees 00 minutes 25 seconds East for a distance of 47.96 feet to a concrete monument; thence along the western right of way of Interstate 85 and along a curve to the left having a radius of 11534.16 feet and an arc length of 346.47 feet, said arc being subtended by a chord with a bearing of South 20 degrees 07 minutes 57 seconds West and a length of 346.45 feet, to a point and The True Point of Beginning.

Containing within said bounds 2.861 acres (124,634 square feet) more or less.

CIC '20003

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Planning&Development

CASE NUMBER CIC2020-00004
GCID 2020-0063

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, which carried 5-0, the following Resolution was 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 THUY VU 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:
Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT1- 3.92 ACRES

All that tract or parcel of land lying and being in Land Lot 191 of the 9th District, Gwinnett County Georgia, being more particularly described as follows:

BEGINNING at point on the southerly right-of-way line of South Norcross-Tucker Road (R/W varies), said point being located 505.24 feet in a generally southwesterly direction, as measured along the aforesaid right-of-way line, from its intersection with the westerly right-of-way line, of Old Norcross-Tucker Road (80' R/W); leaving the aforesaid right-of-way line, run thence South 28 degrees 07 minutes 08 Seconds East a distance of 542.17 feet to a point located on the Land Lot Line common to land Lots 168 and 191 and marked by an 1 ¼" open top pipe found; run thence along the aforesaid Land Lot Line South 59 degrees 00 minutes 00 seconds West a distance of 293.76 feet to a point; leaving the aforesaid Land Lot Line, run thence North 27 degrees 47 minutes 32 seconds West a distance of 507.07 feet to a point located on the aforesaid right-of-way line of South Norcross-Tucker Road and marked by an iron pin set; run thence along the aforesaid right-of-way line 199.18 feet along the arc of a curve to the left (said curve having a radius of 4623.66 feet, a chord bearing of North 48 degrees 38 minutes 48 seconds East and a chord length of 199.16 feet) to a point; continue thence along the aforesaid right-of-way line North 47 degrees 24 minutes 50 seconds East a distance of 83.04 feet to a point; continue thence along the aforesaid right-of-way line South 32 degrees 12 minutes 15 seconds East a distance of 20.33 feet to a point; continue thence along the aforesaid right-of-way line North 47 degrees 24 minutes 46 seconds East a distance of 15.25 feet to a point, said point marking the TRUE PLACE OR POINT BEGINNING.

Said Parcel contains 3.92 acres, more or less.

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DEVELOPMENT
NOVEMBER 4, 2019

CIC2019-00004

CIC '20 00 4
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Planning&Development

CASE NUMBER SUP2020-00001
GCID 2020-0064

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 QUYEN TONNU for the proposed use of an ACCESSORY STRUCTURES EXCEEDING CUMULATIVE TOTAL OF 1,000 SQUARE FEET 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A maximum of two accessory structures may be allowed and shall be situated to the rear of the residence at least 20 feet from the side and rear property lines. The cumulative area of the two buildings shall be no more than 2,135-square feet.
2. The new metal accessory building may be no greater than 1,100-square feet in area and 15-feet in height.
3. The small accessory building recently constructed within the front yard setback along Cooper Road shall be removed within 90 days.
4. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel or dirt floors are prohibited.
5. Additional landscaping shall be installed along the southern (rear) property line, adjacent to the Summit Point subdivision.
6. Accessory building(s) shall not be used in the conduct of a commercial business or home occupation.
7. No provisions for plumbing, kitchens, or human habitation shall be permitted in the buildings.
8. Access shall be provided by extending the existing concrete driveway off Cooper Road. The extended paved driveway shall be a minimum of ten feet in width.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-4-20

ATTEST:

Diane King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1242 Cooper Road, Snellville, Georgia 30078

All that tract or parcel of land lying and being in Land Lot 92, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar set on the Southeasterly right-of-way of Cooper Road, said point being 715.77 feet as measured in a Northeasterly direction from the intersection of said right-of-way and the Northerly right-of-way of Brooks Drive; thence continuing along said right-of-way of Cooper Road the following courses and distances:
North 26°20'00" East a distance of 41.68 feet to a calculated point; thence North 29°02'00" East a distance of 341.49 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 8.29 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 29°07'02" East a distance of 8.29 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 209.51 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 31°19'05" East a distance of 209.46 feet to a ½ inch rebar found; thence leaving said right-of-way South 29°51'43" East a distance of 275.47 feet to a ½ inch rebar set; thence South 29°14'00" West a distance of 447.05 feet to a ½ inch rebar found; thence North 63°40'00" West a distance of 240.97 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 2.928.

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Planning&Development

SUP '20 00 1

CASE NUMBER SUP2020-00002
GCID 2020-0065

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, 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 CAMELIA C. GRECU for the proposed use of a FAMILY PERSONAL CARE HOME (RENEWAL) 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for up to a maximum of three individuals (clients) residing in the home.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the personal care home shall be prohibited.
4. Any new building(s) or building renovation(s) 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 review and approval of the Director of Planning and Development prior to the issuance of a building permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

3020 Hamilton Mill Road

All that tract or parcel of land lying and being in G.M.D. 1397, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the centerline of Tuggle Road and the westerly right of way of Hamilton Mill Road (8/0' right of way); THENCE traveling on said westerly right of way of Hamilton Mill Road for a distance of 1630.83 feet to a point, said point marked by a 3/4 inch crimp top pip found, said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, continuing on said right of way South 06 Degrees 08 Minutes 32 Seconds East for a distance of 125.70 feet to a point; THENCE on said right of way South 08 Degrees 31 Minutes 36 Seconds East for a distance of 67.72 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right of way and traveling on the property line common to Ronald Rodriguez and Pamela D. Rodriguez North 82 Degrees 00 Minutes 15 Seconds West for a distance of 557.21 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE continuing on said property line common to Ronald Rodriguez and Pamela D. Rodriguez North 08 Degrees 00 Minutes 35 Seconds East for a distance of 186.90 feet to a point, said point marked by a 1/2 inch rebar pin found; THENCE traveling on the property line common to D. G. Darracott South 81 Degrees 59 Minutes 41 Seconds East for a distance of 507.20 feet to a point, said point marked by a 3/4 inch crimp top pipe found, said point being THE TRUE POINT OF BEGINNING.

Said property contains 2.279 Acres

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Planning & Development

SUP 20 00 2



CASE NUMBER SUP2020-00004
GCID 2020-0066

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 CAROLE VALENTIN for the proposed use of a FAMILY PERSONAL CARE HOME (RENEWAL) 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing a residence and care for up to a maximum of six individuals (clients) residing in the home.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the facility shall be prohibited.
4. Any new building(s) or building renovation(s) 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 review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. Maintain a minimum 20-foot wide buffer along all exterior property lines, except for existing encroachments.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-20-20

ATTEST:

Diauchem
County Clerk/Deputy County Clerk



EXHIBIT "A"

16-056594

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 129 AND 130 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND ENCOMPASSING 1.96 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AND DELINEATED ACCORDING TO A PLAT AND SURVEY PREPARED BY VON ITTER & ASSOCIATES, CERTIFIED BY ROBERT W. VON ITTER, GEORGIA REGISTERED SURVEYOR NO. 2251, DATED APRIL 18, 1984 AND REVISED DECEMBER 10, 1986, ENTITLED "SURVEY FOR HENRY D. MARTIN & PATRICIA A. MARTIN," SAID PLAT BEING OF RECORD IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA, IN PLAT BOOK 38, PAGE 300B AND REVISED IN PLAT BOOK 57, PAGE 67, WHICH SAID PLAT AND THE RECORDING THEREOF ARE BY REFERENCE HERETO INCORPORATED HEREIN FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

SUP '2000 4

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Planning&Development.

CASE NUMBER SUP2020-00005
GCID 2020-0067

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, 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 LUCKY PREMIUM TREATS, LLC for the proposed use of a POULTRY/MEAT PROCESSING FACILITY 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial, office and accessory uses, which may include a poultry/meat processing facility.
2. Dumpsters shall be enclosed within the truck dock area or screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. These dumpsters may not be used for the disposal of animal byproduct waste.
3. All animal byproduct waste from the processing of meat shall be kept within the building prior to removal from the property. All transfer and loading of this waste product shall occur indoors. The outdoor disposal or storage of these waste materials is strictly prohibited.
4. An odor neutralizer system shall be installed. The system design and components shall be subject to review and approval of the Director of Planning and Development.

CASE NUMBER SUP2020-00005

GCID 2020-0067

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Dia Kemp
County Clerk/Deputy County Clerk



EXHIBIT A

LAND

All that tract or parcel of land lying and being in Land Lot 197 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

To find the Point of Beginning, begin at a point formed by the intersection of the easterly margin of the right-of-way of Pirkle Road (80-foot right-of-way), with the southerly margin of the right-of-way of Oakbrook Drive (60-foot right-of-way), if said margins were extended to form an angle instead of a curve; thence running North 85 degrees 57 minutes 28 seconds East, a distance of 25.00 feet to a point located on the southerly margin of the right-of-way of Oakbrook Drive; thence continuing along said margin North 85 degrees 57 minutes 28 seconds East, a distance of 1,400.33 feet to a point, which point is the Point of Beginning; from the Point of Beginning, as thus established, continue along the southerly margin of the right-of-way of Oakbrook Drive North 85 degrees 57 minutes 30 seconds East, a distance of 17.00 feet to a point; thence continuing along said margin, along the arc of a curve to the right (said arc being subtended by a chord bearing South 65 degrees 43 minutes 15 seconds East, a distance of 23.72 feet), a distance of 24.71 feet to a point; thence running along the southerly and easterly margins of the cul-de-sac of Oakbrook Drive, along the arc of a curve to the left (said arc being subtended by a chord bearing North 71 degrees 55 minutes 33 seconds East, a distance of 141.08 feet), a distance of 185.14 feet to a point; thence leaving said easterly margin and running North 81 degrees 51 minutes 42 seconds East, a distance of 104.71 feet to a point; thence running South 29 degrees 05 minutes 17 seconds East, a distance of 368.31 feet to a point; thence running South 60 degrees 38 minutes 30 seconds West, a distance of 416.34 feet to a point; thence running North 13 degrees 32 minutes 16 seconds West, a distance of 356.17 feet to a point; thence running North 04 degrees 02 minutes 32 seconds East, a distance of 130.00 feet to a point located on the southerly margin of the right-of-way of Oakbrook Drive, which point is the Point of Beginning, said property containing 3.627 acres, being known as Building 14, as shown on that certain Survey for Oakbrook-Principal Mutual Life Insurance Company, dated March 4, 1988, last revised August 5, 1988, prepared by Tri-County Land Surveying, Boggus & Associates Engineers, and bearing the seal of A.A. Katterhenry, GRLS No. 1692.

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Planning&Development

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CASE NUMBER RZM2020-00001
GCID 2020-0051

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to R-TH by ASCOT INVESTMENT COMPANY, INC. for the proposed use of TOWNHOUSES (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 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Attached townhouse dwellings and accessory uses, not to exceed 147 units for a maximum density of 6.8 units per acre.
 - B. Buildings shall be constructed with brick, stone and fiber-cement siding in general accordance with the building elevations presented at the Board of Commissioners Public Hearing on January 28, 2020. Architectural elevations shall be submitted for review and approval by the Director of Planning and Development.
 - C. The minimum heated floor area per dwelling unit shall be 1,800 square feet. The minimum heated floor area per dwelling unit for rear-entry units shall be 2,000 square feet.
 - D. All units shall have at least a double-car garage.
 - E. At least 19 percent of units (28 out of 147 units) shall provide sole vehicular access via alleys and shall have rear-entry garages. Rear entry units may have a front set back of five feet from the right of way.
 - F. A mandatory Homeowners Association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by laws including rules and regulations which shall at minimum regulate and control the following:
 1. Exterior home maintenance to include roofing and painting.

2. All grounds and common area maintenance, including detention facilities.
 3. Exterior fence maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
 4. No more than ten percent of the total units may be leased at any time.
2. To satisfy the following site development considerations:
- A. Provide a 40-foot wide landscaped buffer, as defined in Section 110-40 of the UDO, adjacent to single-family residentially zoned properties within the Falcon Chase, Berkshire and Jackson Square subdivisions. Provide supplemental plantings where buffer is sparsely vegetated. No buffer shall be required on the property line common to the subject property and the property that is the subject of Gwinnett County zoning case RZM2020-00002.
 - B. Provide a 50-foot landscaped setback along the frontages of Lawrenceville-Suwanee Road and McGinnis Ferry Road. This frontage shall be maintained by the Homeowners Association and shall include a landscaped entrance feature. At a minimum, the landscaped entrance feature shall include a decorative wrought iron style fence with brick/stone columns spaced 30 feet on center and landscaping extending along the Lawrenceville-Suwanee Road and McGinnis Ferry Road frontages. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
 - C. All grassed areas shall be sodded.
 - D. All utilities shall be placed underground.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. Amenities shall be provided in general accordance with the site plan submitted with the application dated October 26, 2019. Final design shall be subject to the review and approval of the Director of Planning and Development.
 - G. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. All detention pond(s) utilizing poured in place walls shall be faced with a decorative architectural treatment of brick or stone. Final stormwater detention pond plans shall be subject to the review and approval by the Director of Planning and Development.

- H. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
- 3. To abide by the following requirements, dedications and improvements:
 - A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
RTH Zoning Tract

All that tract or parcel of land lying and being in Land Lot 127 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the southeasterly mitered right-of-way of McGinnis Ferry Road (having a variable right-of-way width) with the northeasterly right-of-way of Lawrenceville -Suwanee Road (having a variable right-of-way width),

THENCE along said right-of-way of Lawrenceville-Suwanee Road for the following three (3) courses and distances:

THENCE South 37 degrees 04 minutes 26 seconds East a distance of 52.52 feet to a point;

THENCE South 32 degrees 42 minutes 31 seconds East a distance of 70.05 feet to a point;

THENCE South 32 degrees 27 minutes 09 seconds East a distance of 117.88 feet to a point, said point being THE TRUE POINT OF BEGINNING.;

THENCE along said right-of-way of Lawrenceville-Suwanee Road for the following two (2) courses and distances:

THENCE South 32 degrees 18 minutes 06 seconds East a distance of 40.03 feet to a point;

THENCE South 32 degrees 48 minutes 48 seconds East a distance of 168.23 feet to a point;

THENCE South 58 degrees 07 minutes 27 seconds West a distance of 198.13 feet leaving said right-of-way to a point;

THENCE South 31 degrees 34 minutes 54 seconds East a distance of 11.50 feet to a point;

THENCE South 60 degrees 18 minutes 06 seconds West a distance of 78.10 feet to a point;

THENCE South 08 degrees 45 minutes 54 seconds East a distance of 1,005.80 feet to a point;

THENCE South 61 degrees 07 minutes 06 seconds West a distance of 472.60 feet to a point;

THENCE South 49 degrees 07 minutes 06 seconds West a distance of 551.92 feet to a point located in the centerline of a creek;

THENCE along said centerline of creek in a northwesterly direction following the meanderings thereof for 880 feet more or less, said creek being subtended by a traverse line of North 22 degrees 16 minutes 03 seconds West a distance of 598.35 feet to a point;

THENCE North 58 degrees 25 minutes 09 seconds East a distance of 934.58 feet leaving said creek to a point;

THENCE North 31 degrees 34 minutes 51 seconds West a distance of 826.34 feet to a point;

THENCE along a curve to the right for an arc length of 26.42 feet, having a radius of 200.00 feet, being subtended by a chord bearing North 27 degrees 47 minutes 46 seconds West, for a distance of 26.40 feet to a point;

THENCE North 24 degrees 00 minutes 40 seconds West a distance of 52.83 feet to a point located on the southeasterly right-of-way of McGinnis Ferry Road having a variable right-of-way width;

THENCE along said right-of-way of McGinnis Road for the following six (6) courses and distances:

THENCE along a curve to the left for an arc length of 208.89 feet, having a radius of 1417.00 feet, being subtended by a chord bearing North 61 degrees 53 minutes 21 seconds East, for a distance of 208.70 feet to a point;

THENCE North 57 degrees 39 minutes 58 seconds East a distance of 103.83 feet to a point;

THENCE South 32 degrees 20 minutes 03 seconds East a distance of 4.00 feet to a point;

THENCE North 57 degrees 39 minutes 57 seconds East a distance of 10.00 feet to a point;

THENCE North 32 degrees 20 minutes 03 seconds West a distance of 4.00 feet to a point;

THENCE North 57 degrees 39 minutes 57 seconds East a distance of 59.08 feet to a point;

THENCE South 30 degrees 59 minutes 35 seconds East a distance of 146.75 feet leaving said right-of-way to a point;

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THENCE South 30 degrees 59 minutes 35 seconds East a distance of 117.50 feet to a point;
THENCE North 60 degrees 20 minutes 06 seconds East a distance of 260.35 feet to a point located on
the Southwesterly right-of-way of Lawrenceville-Suwanee Road, said point being THE TRUE POINT OF
BEGINNING.

The above described property contains an area of 21.6 acres more or less.

RZM '20 001

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Planning & Development

CASE NUMBER RZM2020-00002
GCID 2020-0052

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to RM-24 by ASCOT INVESTMENT COMPANY, INC. for the proposed use of APARTMENTS (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 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily residential apartments and accessory uses and structures, not to exceed 346 total units.
 - B. Buildings shall be constructed with internal corridors (no breezeways). Buildings shall be constructed in general accordance with the building elevations presented at the Board of Commissioners Public Hearing on January 28, 2020. Buildings may be three story or four story. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
 - C. A minimum of 34 parking spaces shall be provided in garages.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three-bedrooms or larger.
2. To satisfy the following site development considerations:
 - A. Provide a 40-foot wide landscaped buffer adjacent to single-family residentially zoned properties within the Jackson Square subdivision. Provide supplemental plantings where buffer is sparsely vegetated. No buffer shall be required on the property line common to the subject property and the property that is the subject of Gwinnett County zoning case RZM2020-00001.
 - B. Provide a 50-foot landscaped setback along the frontages of Lawrenceville-Suwanee Road and McGinnis Ferry Road. This frontage shall be maintained by

the Homeowners Association and shall include a landscaped entrance feature. At a minimum, the landscaped entrance feature shall include a decorative wrought iron style fence with brick/stone columns spaced 30 feet on center and landscaping extending along the Lawrenceville-Suwanee Road and McGinnis Ferry Road frontages. Landscaping, fencing and monument signage plans shall be subject to review and approval by the Director of Planning and Development.

- C. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- D. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
- E. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
- F. All grassed areas shall be sodded.
- G. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. All detention pond(s) utilizing poured in place walls shall be faced with a decorative architectural treatment of brick or stone. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
- H. All utilities shall be placed underground.
- I. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of McGinnis Ferry Road unless otherwise required by law.
- 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 right of way.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- M. 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.
 - N. Parking on public rights of way is permitted as shown on the site plan submitted with the application for the subject case, and such street parking shall be included within the parking count for the subject property.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
RM-24 Zoning

All that tract or parcel of land lying and being in Land Lot 127 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the southeasterly mitered right-of-way of McGinnis Ferry Road (having a variable right-of-way width) with the northeasterly right-of-way of Lawrenceville -Suwanee Road (having a variable right-of-way width),

THENCE along said right-of-way of Lawrenceville-Suwanee Road for the following five (5) courses and distances:

THENCE South 37 degrees 04 minutes 26 seconds East a distance of 52.52 feet to a point;

THENCE South 32 degrees 42 minutes 31 seconds East a distance of 70.05 feet to a point;

THENCE South 32 degrees 27 minutes 09 seconds East a distance of 117.88 feet to a point;

THENCE South 32 degrees 18 minutes 06 seconds East a distance of 40.03 feet to a point;

THENCE South 32 degrees 48 minutes 48 seconds East a distance of 168.23 feet to a point;

THENCE South 58 degrees 07 minutes 27 seconds West a distance of 198.13 feet leaving said right-of-way to a point;

THENCE South 31 degrees 34 minutes 54 seconds East a distance of 11.50 feet to a point;

THENCE South 60 degrees 18 minutes 06 seconds West a distance of 78.10 feet to a point;

THENCE South 08 degrees 45 minutes 54 seconds East a distance of 1,005.80 feet to a point;

THENCE South 61 degrees 07 minutes 06 seconds West a distance of 472.60 feet to a point;

THENCE South 49 degrees 07 minutes 06 seconds West a distance of 551.92 feet to a point located in the centerline of a creek;

THENCE along said centerline of creek in a northwesterly direction following the meanderings thereof for 880 feet more or less, said creek being subtended by a traverse line of North 22 degrees 16 minutes 03 seconds West a distance of 598.35 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE along said centerline of creek in a northwesterly direction following the meanderings thereof for 1,273 feet more or less, said creek being subtended by a traverse line of North 30 degrees 37 minutes 08 seconds West a distance of 951.42 feet to a point;

THENCE North 60 degrees 25 minutes 34 seconds East a distance of 607.25 feet to a point located on the southeasterly right-of-way of McGinnis Ferry Road having a variable right-of-way width;

THENCE along said right-of-way of McGinnis Road for the following five (5) courses and distances:

THENCE South 07 degrees 22 minutes 49 seconds East a distance of 54.72 feet to a point;

THENCE North 81 degrees 37 minutes 59 seconds East a distance of 29.58 feet to a point;

THENCE North 02 degrees 18 minutes 09 seconds East a distance of 72.28 feet to a point;

THENCE North 60 degrees 25 minutes 30 seconds East a distance of 175.04 feet to a point;

THENCE along a curve to the left for an arc length of 101.93 feet, having a radius of 1417.00 feet, being subtended by a chord bearing North 68 degrees 10 minutes 24 seconds East, for a distance of 101.91 feet to a point;

THENCE South 24 degrees 00 minutes 40 seconds East a distance of 52.83 feet leaving said right-of-way to a point;

THENCE along a curve to the left for an arc length of 26.42 feet, having a radius of 200.00 feet, being subtended by a chord bearing South 27 degrees 47 minutes 46 seconds East, for a distance of 26.40 feet to a point;

THENCE South 31 degrees 34 minutes 51 seconds East a distance of 826.34 feet to a point;

THENCE South 58 degrees 25 minutes 09 seconds West a distance of 934.58 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described property contains an area of 19.7 acres more or less.

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CASE NUMBER RZR2020-00001
GCID 2020-0054

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to RA-200 by BONNIE & JAIME LEONARD for the proposed use of RESIDENTIAL AGRICULTURAL USES 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to RA-200 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The property shall be limited to single-family residential and accessory agricultural use only. Agricultural uses shall be limited to the keeping of horses which are owned by, and for the personal use of, the resident/property owner.
 - B. Commercial equestrian activities (stables, riding lessons, events, etc.) shall be prohibited.
 - C. No additional animal quarters may be constructed.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK20222 PG0074

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

1st

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

00 MAR 22 AM 8:00

\$ 110.50
TOM LAWLER CLERK OF
SUPERIOR COURT

TOM LAWLER, CLERK

FILE NO.00-G5820

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF GWINNETT

This Indenture made this 25th day of February, in the year Two Thousand, between DAVID C. BROCK and SUSAN T. BROCK, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and BONNIE LEONARD and JAIME LEONARD, as Joint Tenants With Right Of Survivorship, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 351 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING THE PROPERTY KNOWN AS 6275 STEWART ROAD, BUFORD, GEORGIA BY THE CURRENT POSTAL NUMBERING SYSTEM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF BUFORD DAM ROAD AND RUNNING SOUTHERLY ALONG THE CENTERLINE OF STEWART ROAD (50-FOOT RIGHT-OF-WAY) A DISTANCE OF 789.10 FEET, THENCE RUN 75 DEGREES 52 MINUTES 20 SECONDS EAST FROM THE CENTERLINE OF STEWART ROAD, A DISTANCE OF 32.96 FEET TO AN IRON PIN FOUND AND THIS BEING THE TRUE POINT OF BEGINNING, FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 75 DEGREES 52 MINUTES 20 SECONDS EAST, A DISTANCE OF 695 FEET, MORE OR LESS, TO THE CENTERLINE OF THE CREEK, BEING THE EASTERN PROPERTY LINE OF SAID PROPERTY, CONTINUE IN A SOUTHEASTERLY WAY, FOLLOWING THE MEANDERINGS OF THE CREEK THEREOF, A DISTANCE OF 170 FEET, MORE OR LESS, TO A 1/2 INCH REBAR, THENCE RUN NORTH 71 DEGREES 34 MINUTES 25 SECONDS WEST, A DISTANCE OF 537.74 FEET TO A 1/2 INCH REBAR, THENCE RUN SOUTH 82 DEGREES 25 MINUTES 06 SECONDS WEST, A DISTANCE OF 134.73 FEET TO AN IRON PIN SET, THENCE RUN NORTH 21 DEGREES 22 MINUTES 16 SECONDS WEST, FOLLOWING THE CURVATURE OF STEWART ROAD (ARC OF 195.62 FEET, CHORD OF 194.81 FEET, RADIUS OF 620.24 FEET) TO CLOSE AT AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING, AND HAVING ACREAGE OF 2.06, MORE OR LESS. THIS BEING THE SAME PROPERTY SHOWN BY THE SURVEY PREPARED BY O. EUGENE KAY, RLS #1943 OF SURVEY CONCEPTS, INC. FOR DAVID C. BROCK & SUSAN I. BROCK, DATED OCTOBER 14, 1996.


SUBJECT to restrictive covenants and general utility easements of record.



TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Witness 
Notary Public 

 (Seal)
DAVID C. BROCK
 (Seal)
SUSAN T. BROCK
(Seal)

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Planning & Development

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CASE NUMBER RZR2020-00002
GCID 2020-0055

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from O-1 to R-100 by MOHAMED KUYATEH for the proposed use of FAMILY PERSONAL CARE HOME 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from O-I to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for up to a maximum of four individuals (clients) residing in the home.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the family personal care home shall be prohibited.
4. Any new building(s) or building renovation(s) 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 by the Director of Planning and Development prior to the issuance of a building permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Long
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 33 of the 6th Land District of Gwinnett County, Georgia, being designated as Tract No. 4, containing 1.740 acres on a plat of survey for Ja-Way Investment Company, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated November 25, 1974, revised January 9, 1976, and being more particularly described as follows: BEGINNING at an iron pin on the Western right of way of Georgia Highway No. 124 (shown on said plat to have a 100-Foot right of way) located a distance of 1,332.36 feet in a Northwesterly direction as measured along said right of way from the point where said right of way is intersected by the center line of Park Circle (shown on said plat to have a 30-foot easement); thence run South 62 degrees 27 minutes West 375.8 feet to an iron pin; thence run North 28 degrees 14 minutes West 184.2 feet to an iron pin; thence run North 60 degrees 56 minutes East 420.0 feet to an iron pin; thence run South 17 degrees 08 minutes East 151.0 feet to an iron pin on the Western right of way of Georgia Highway No. 124; thence run along said right of way in a generally Southeasterly direction and following the curvature thereof a distance of 49.00 feet to an iron pin, being the point of beginning. LESS AND EXCEPT that Right of Way Deed to the Georgia Department of Transportation recorded at Deed Book 33908, pages 52 and 55, aforesaid records.

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CASE NUMBER SUP2020-00003
GCID 2020-0056

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 MOHAMED KUYATEH for the proposed use of a FAMILY PERSONAL CARE HOME 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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JANUARY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed family personal care home, providing residence and care for up to a maximum of four individuals (clients) residing in the home.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the family personal care home shall be prohibited.
4. Any new building(s) or building renovation(s) 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 by the Director of Planning and Development prior to the issuance of a building permit.

CASE NUMBER SUP2020-00003

GCID 2020-0056

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-4-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 33 of the 6th Land District of Gwinnett County, Georgia, being designated as Tract No. 4, containing 1.740 acres on a plat of survey for Ja-Way Investment Company, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated November 25, 1974, revised January 9, 1976, and being more particularly described as follows: BEGINNING at an iron pin on the Western right of way of Georgia Highway No. 124 (shown on said plat to have a 100-Foot right of way) located a distance of 1,332.36 feet in a Northwesterly direction as measured along said right of way from the point where said right of way is intersected by the center line of Park Circle (shown on said plat to have a 30-foot easement); thence run South 62 degrees 27 minutes West 375.8 feet to an iron pin; thence run North 28 degrees 14 minutes West 184.2 feet to an iron pin; thence run North 60 degrees 56 minutes East 420.0 feet to an iron pin; thence run South 17 degrees 08 minutes East 151.0 feet to an iron pin on the Western right of way of Georgia Highway No. 124; thence run along said right of way in a generally Southeasterly direction and following the curvature thereof a distance of 49.00 feet to an iron pin, being the point of beginning. LESS AND EXCEPT that Right of Way Deed to the Georgia Department of Transportation recorded at Deed Book 33908, pages 52 and 55, aforesaid records.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to TND by NORTHPOINTE COMMUNITIES, LLC for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to TND 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 structures with the following limitations:

- i. No more than 45% of the total number of lots may be categorized as "small lots" per the TND standards within the Unified Development Ordinance.
- ii. The remaining 55% of the total number of lots shall be categorized as "mid-size or large lots" per the TND standards within the Unified Development Ordinance.
- iii. Townhomes shall be prohibited.

B. The minimum heated floor area per dwelling shall be as follows:

- a. Small Lot dwellings: 2,000 square feet
- b. Mid-size Lot and larger dwellings: 2,200 square feet

C. Homes shall be constructed with front façades primarily of brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum two-feet above grade brick or stacked stone water table.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot landscaped buffer along all exterior property lines adjacent to residentially zoned property. Building lots shall be located outside the required buffer zone.
- B. The Brushy Fork Road and Temple Johnson Road frontages shall be landscaped by the developer and maintained by the Homeowners Association and shall include a decorative masonry entrance feature and berm. Landscape and entrance plans shall be subject to review and approval by the Director of Planning and Development.
- C. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
- D. Common area shall be provided in general accordance with the submitted rezoning exhibit. Design and location shall be subject to the review and approval by the Director of Planning and Development.
- E. All utilities shall be placed underground.
- F. Direct lot access to Brushy Fork Road and Temple Johnson Road shall be prohibited.
- G. All grassed areas on dwelling lots shall be sodded.
- H. All utilities shall be placed underground.
- I. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
- J. Developer to provide a six-foot high privacy fence along Mr. Shumaker's property line (Parcel 5099 023) to the west and the Homeowners Association shall maintain it.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land containing 26.465 acres lying and being in Land Lot 99 of the 5th District located in Gwinnett County, being shown as Tracts 1, 2 and 3 on a Boundary Survey for Northpointe Realty Investments, LLC, prepared by Griffin Land Surveying, Inc., Jeff Griffin, GRLS No. 2503, dated 11/17/17, and being more particularly described as follows:

To arrive at the **True Point of Beginning**, commence at a point where the southeasterly 80' right of way of Temple Johnson Road intersects the southwesterly 60' right of way of Brushy Fork Road, this point being the **True Point of Beginning**;

- running thence **South** 50 degrees 25 minutes 12 seconds **East** a distance of 310.72 feet to a point;
- running thence along a curve to the right have a radius of 9760.12 feet and an arc length of 359.23 feet, said arc subtended by a chord bearing **South** 49 degrees 21 minutes 04 seconds **East** a distance of 359.21 feet to a point;
- running thence along a curve to the right have a radius of 752.46 feet and an arc length of 172.49 feet, said arc subtended by a chord bearing **South** 43 degrees 22 minutes 39 seconds **East** a distance of 172.11 feet to a point;
- running thence along a curve to the right have a radius of 3168.40 feet and an arc length of 283.36 feet, said arc subtended by a chord bearing **South** 33 degrees 23 minutes 34 seconds **East** a distance of 283.27 feet to a point;
- running thence **South** 60 degrees 26 minutes 58 seconds **West** a distance of 673.16 feet to a point;
- running thence **South** 61 degrees 19 minutes 45 seconds **West** a distance of 491.90 feet to a ½" rebar found;
- running thence **North** 30 degrees 48 minutes 33 seconds **West** a distance of 1078.85 feet to a point;
- running thence **North** 60 degrees 58 minutes 00 seconds **East** a distance of 896.25 feet to the **True Point of Beginning**.

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CASE NUMBER RZR2020-00004
GCID 2020-0058

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Abstained
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, which carried 4-0-1, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to R-75 by GAYLE STANTON for the proposed use of 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed six lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
 - C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding, shake, or board and batten. The balance of the home may be the same or of fiber-cement siding or shake with a minimum three-foot brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a building permit for each lot.
 - B. A specimen tree concept plan and tree survey shall be required prior to the submittal of a development permit application.
 - C. All grassed areas shall be sodded.
 - D. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diana Henderson
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 002 of the 7th Land District, Gwinnett County, Georgia being more particularly described as follows:

BEGINNING at a point at the intersection of the easterly right of way line of Paden Drive, having an apparent 80-foot right of way, and the southerly right of way line of Kemp Drive, having an apparent 60-foot right of way, said point being the POINT OF BEGINNING; thence N60°00'21"E a distance of 185.2 feet to a point; thence S29°33'00"E a distance of 210.2 feet to a point; thence N59°52'05"E a distance of 10.23 feet to a point; thence S29°31'10"E a distance of 80.38 feet to a point; thence S29°31'11"E a distance of 150.00 feet to a point; thence S59°25'59"W a distance of 54.35 feet to a point; thence S59°25'42"W a distance of 141.52 feet to a point on the said easterly right of way line of Paden Drive; thence continuing along said right of way line N29°36'07"W a distance of 266.15 feet to a point; thence N29°17'55"W a distance of 176.39 feet to a point, said point being the POINT OF BEGINNING.

Said property contains 1.94 acres more or less.

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CASE NUMBER RZR2020-00005
GCID 2020-0059

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JANUARY 28, 2020

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.

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 5-0, the following Resolution was 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 to Amend the Official Zoning Map from R-100 to TND by CLAYTON PROPERTIES GROUP, INC. DBA CHAFIN LAND DEVELOPMENT for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT 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 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JANUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to TND 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 and structures.
- B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for small lots, 2,000 square feet for mid-size lots, and 2,200 square feet for large lots.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot high brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. The Mount Moriah Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance(s) shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.

- C. Off-street unpaved trails shall be provided. Final layout and design of these features shall be subject to the review and approval by the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas on dwelling lots shall be sodded.
- F. No direct lot access shall be allowed onto Braselton Highway.
- G. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

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

To find the True Point of Beginning, begin at the intersection of the Southerly Right-of-Way of Ga. Hwy 124 (apparent Right-of-Way varies) and the Westerly Right-of-Way of Mt. Moriah Road (apparent 80' Right-of-Way) if extended; THENCE leaving said intersection and traveling along the Southerly Right-of-Way of Ga. Hwy 124 (apparent Right-of-Way varies) in a Westerly direction for a distance of 665.80 feet to a point, said Point being The True Point of Beginning.

THENCE from said Point as thus established and leaving said Right-of-Way, South 01 degrees 18 minutes 14 seconds East for a distance of 2369.11 feet to a Point; THENCE North 79 degrees 14 minutes 07 seconds East for a distance of 446.67 feet to a Point; THENCE North 45 degrees 47 minutes 11 seconds East for a distance of 573.74 feet to a Point; THENCE South 44 degrees 13 minutes 38 seconds East for a distance of 200.47 feet to a 1/2" Rebar Found; THENCE North 50 degrees 13 minutes 22 seconds East for a distance of 374.93 feet to a Point; THENCE South 39 degrees 51 minutes 26 seconds East for a distance of 78.64 feet to a Point; THENCE South 04 degrees 53 minutes 58 seconds West for a distance of 93.99 feet to a Point; THENCE South 30 degrees 07 minutes 48 seconds West for a distance of 17.50 feet to a Point; THENCE South 31 degrees 21 minutes 48 seconds East for a distance of 41.25 feet to a Point; THENCE South 10 degrees 07 minutes 17 seconds East for a distance of 45.02 feet to a Point; THENCE South 39 degrees 51 minutes 26 seconds East for a distance of 136.62 feet to a Point; THENCE North 50 degrees 08 minutes 34 seconds East for a distance of 300.47 feet to a Point; THENCE South 39 degrees 00 minutes 38 seconds East for a distance of 15.16 feet to a Point; THENCE South 41 degrees 07 minutes 38 seconds East for a distance of 212.50 feet to a 3/4" Open Top Pipe; THENCE South 39 degrees 11 minutes 19 seconds East for a distance of 142.73 feet to a 1/2" Open Top Pipe; THENCE South 32 degrees 43 minutes 35 seconds East for a distance of 105.01 feet to a Point; THENCE South 25 degrees 58 minutes 07 seconds East for a distance of 101.56 feet to a 1/2" Rebar Found; THENCE along a curve to the right having a radius of 1017.51 feet and arc length of 224.83 feet being subtended by a chord of South 16 degrees 07 minutes 14 seconds East for a distance of 224.37 feet to a Point; THENCE South 09 degrees 47 minutes 25 seconds East for a distance of 187.16 feet to a 1/2" Open Top Pipe; THENCE South 69 degrees 33 minutes 21 seconds West for a distance of 1236.74 feet to a Point, said Point being along the centerline of the Mulberry River; THENCE following along said centerline of the Mulberry River for the next twenty one (21) calls and distances, North 64 degrees 29 minutes 18 seconds West for a distance of 84.19 feet to a Point; THENCE North 83 degrees 10 minutes 40 seconds West for a distance of 53.45 feet to a Point; THENCE South 79 degrees 01 minutes 52 seconds West for a distance of 40.74 feet to a Point; THENCE South 78 degrees 04 minutes 54 seconds West for a distance of 46.67 feet to a Point; THENCE South 72 degrees 57 minutes 53 seconds West for a distance of 46.85 feet to a Point; THENCE North 60 degrees 19 minutes 25 seconds West for a

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distance of 42.62 feet to a Point; THENCE North 21 degrees 17 minutes 59 seconds West for a distance of 58.09 feet to a Point; THENCE North 47 degrees 39 minutes 38 seconds West for a distance of 57.87 feet to a Point; THENCE North 74 degrees 29 minutes 39 seconds West for a distance of 51.28 feet to a Point; THENCE North 68 degrees 47 minutes 12 seconds West for a distance of 71.98 feet to a Point; THENCE North 80 degrees 41 minutes 15 seconds West for a distance of 58.55 feet to a Point; THENCE North 82 degrees 29 minutes 49 seconds West for a distance of 48.26 feet to a Point; THENCE North 88 degrees 48 minutes 13 seconds West for a distance of 49.68 feet to a Point; THENCE South 78 degrees 44 minutes 09 seconds West for a distance of 53.22 feet to a Point; THENCE South 67 degrees 24 minutes 14 seconds West for a distance of 50.32 feet to a Point; THENCE North 52 degrees 46 minutes 47 seconds West for a distance of 46.02 feet to a Point; THENCE South 68 degrees 59 minutes 42 seconds West for a distance of 49.99 feet to a Point; THENCE South 30 degrees 28 minutes 27 seconds West for a distance of 70.32 feet to a Point; THENCE South 50 degrees 17 minutes 46 seconds West for a distance of 45.68 feet to a Point; THENCE South 70 degrees 24 minutes 10 seconds West for a distance of 68.55 feet to a Point; THENCE South 88 degrees 42 minutes 25 seconds West for a distance of 39.61 feet to a Point, said Point being at the centerline intersection of the Mulberry River and an unnamed Creek; THENCE leaving said centerline of the Mulberry River and following along the centerline of said unnamed Creek for the next twenty three (23) calls and distances, North 12 degrees 54 minutes 57 seconds West for a distance of 40.93 feet to a Point; THENCE North 01 degrees 31 minutes 27 seconds West for a distance of 45.39 feet to a Point; THENCE North 39 degrees 03 minutes 35 seconds West for a distance of 20.20 feet to a Point; THENCE North 12 degrees 53 minutes 01 seconds West for a distance of 57.57 feet to a Point; THENCE North 23 degrees 48 minutes 23 seconds West for a distance of 30.00 feet to a Point; THENCE North 38 degrees 47 minutes 16 seconds West for a distance of 69.21 feet to a Point; THENCE North 60 degrees 09 minutes 03 seconds West for a distance of 87.21 feet to a Point; THENCE North 42 degrees 21 minutes 33 seconds West for a distance of 25.42 feet to a Point; THENCE North 53 degrees 14 minutes 12 seconds West for a distance of 80.40 feet to a Point; THENCE North 35 degrees 16 minutes 03 seconds West for a distance of 79.78 feet to a Point; THENCE North 42 degrees 24 minutes 32 seconds West for a distance of 13.22 feet to a Point; THENCE North 49 degrees 23 minutes 29 seconds West for a distance of 30.96 feet to a Point; THENCE North 52 degrees 55 minutes 27 seconds West for a distance of 79.35 feet to a Point; THENCE North 82 degrees 14 minutes 34 seconds West for a distance of 57.54 feet to a Point; THENCE North 68 degrees 06 minutes 04 seconds West for a distance of 52.99 feet to a Point; THENCE North 59 degrees 15 minutes 06 seconds West for a distance of 67.80 feet to a Point; THENCE North 74 degrees 42 minutes 18 seconds West for a distance of 52.56 feet to a Point; THENCE North 79 degrees 31 minutes 12 seconds West for a distance of 46.59 feet to a Point; THENCE North 50 degrees 13 minutes 00 seconds West for a distance of 43.42 feet to a Point; THENCE South 77 degrees 58 minutes 09 seconds West for a distance of 62.81 feet to a Point; THENCE South 80 degrees 30 minutes 32 seconds West for a distance of 36.91 feet to a Point; THENCE North 62 degrees 50 minutes 34 seconds West for a distance of 32.80 feet to a Point; THENCE North 34 degrees 36 minutes 23 seconds West for a distance of 27.59 feet to a Point; THENCE North 37 degrees 04 minutes 25 seconds West for a distance of 39.48

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feet to a Point; THENCE South 79 degrees 11 minutes 57 seconds West for a distance of 160.84 feet to a 1 1/2" Open top Pipe; THENCE North 02 degrees 12 minutes 48 seconds West for a distance of 267.96 feet to a Point; THENCE North 74 degrees 55 minutes 02 seconds East for a distance of 505.50 feet to a Point; THENCE North 21 degrees 12 minutes 22 seconds West for a distance of 308.95 feet to a Point; THENCE North 87 degrees 44 minutes 44 seconds East for a distance of 646.03 feet to a 1/2" Open top Pipe; THENCE North 01 degrees 18 minutes 14 seconds West for a distance of 1858.06 feet to a Point along the Southerly Right-of-Way of Ga. Hwy 124 (apparent Right-of-Way varies); THENCE along the Southerly Right-of-Way of Ga. Hwy 124 (apparent Right-of-Way varies), North 88 degrees 41 minutes 46 seconds East for a distance of 40.00 feet to a Point, said Point being the Point of beginning.

Said property contains +/- 65.05 acres
Including easements within

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