

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in February 2020

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 4, 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-2 to RM-24 by MASON FAMILY MANAGEMENT COMPANY, LLC 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 4th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from C-2 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 a maximum density of 20 units per acre.
 - B. Buildings shall be constructed with exterior treatments of brick, stacked stone, or fiber-cement siding or shake on each elevation in general accordance with building elevations presented at the December 3, 2019 Planning Commission public hearing. 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 36 parking spaces shall be provided in garages.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger. Kitchens of all units shall have granite or other hard surface countertops and stainless-steel appliances.
2. To satisfy the following site development considerations:
 - A. Provide 40-foot wide landscaped buffer adjacent to Lake Wellbrook Subdivision. The buffers shall be enhanced where sparsely vegetated. Multifamily buildings located along the rear property line adjacent to the Lake Wellbrook Subdivision shall be a maximum of three stories.

- B. Provide a minimum ten-foot wide landscape strip along the rights of way of US Highway 78 and Wellbrook Drive. The landscape strip shall be supplemented with a six-foot high decorative wrought iron or equestrian-style fence with brick or stacked stone columns spaced a maximum of 50 feet on center. Final landscape and fence design 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 disturbed grassed areas shall be sodded.
- G. All utilities shall be placed underground.
- H. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed ten feet in height.
- 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 Athens Highway or Wellbrook Drive 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 rights 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. Detention ponds shall be located outside of the required buffers. Detention ponds shall include a six-foot tall black vinyl-coated chain link fence and landscaping so as to be screened from view of adjacent property or rights of way.
 - O. Development shall include amenities for residents including a pool, patio, fire pits, and outdoor grilling stations. Design and location of the amenities shall be subject to the review and approval by the Director of Planning and Development.
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.
 - C. Developer shall provide a traffic signal at the intersection of US Highway 78 and Wellbrook Drive, if warranted, and shall be subject to the review and approval of Georgia Department of Transportation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 2.18.2020

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 126 AND 131, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND LOT 131, SAID CORNER BEING COMMON TO LAND LOTS 125, 126, 130 AND 131; THENCE PROCEED ALONG THE WESTERN LINE OF SAID LAND LOT 131 (SAID LINE ALSO BEING THE EASTERN LINE OF LAND LOT 126) SOUTH 29°41'15" EAST, A DISTANCE OF 164.00 FEET TO AN IRON PIN FOUND, A ONE-HALF INCH REBAR, THENCE CONTINUING ALONG THE SAID WESTERN LINE OF LAND LOT 131 SOUTH 30°29'19" EAST, A DISTANCE OF 28.93 FEET TO AN IRON PIN FOUND, A ONE-HALF INCH REBAR, SAID IRON PIN ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE SAID WESTERN LINE OF LAND LOT 131 SOUTH 29°34'29" EAST, A DISTANCE OF 603.07 FEET TO A ROCK FOUND; THENCE LEAVING THE SAID WESTERN LINE OF LAND LOT 131 PROCEED SOUTH 80°10'18" WEST, A DISTANCE OF 482.16 FEET TO AN IRON PIN FOUND, A ONE-HALF INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. STATE ROUTE 10) (A.K.A. ATHENS HIGHWAY) A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 NORTH 70°10'48" WEST, A DISTANCE OF 172.98 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 PROCEED NORTH 21°52'44" EAST, A DISTANCE OF 780.45 FEET TO A ONE-HALF INCH REBAR FOUND ON THE WESTERN LINE OF LAND LOT 131, SAID IRON PIN ALSO BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 211,122 SQUARE FEET OR 4.847 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 126 AND 131, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND LOT 131, SAID CORNER BEING COMMON TO LAND LOTS 125, 126, 130 AND 131; THENCE PROCEED ALONG THE WESTERN LINE OF SAID LAND LOT 131 (SAID LINE ALSO BEING THE EASTERN LINE OF LAND LOT 126) SOUTH 29°41'15" EAST, A DISTANCE OF 164.00 FEET TO AN IRON PIN FOUND, A ONE-HALF INCH REBAR, SAID IRON PIN BEING THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING THUS ESTABLISHED AND LEAVING THE SAID WESTERN LINE OF LAND LOT 131 PROCEED SOUTH 70°21'18" EAST, A DISTANCE OF 1025.54 FEET TO AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF WELLBROOK DRIVE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID IRON PIN SET BEING 5.1 FEET SOUTH OF AND ON LINE WITH A ONE-HALF INCH REBAR FOUND; THENCE ALONG THE SAID SOUTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINE OF WELLBROOK DRIVE THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 43°15'31" EAST, A DISTANCE OF 75.54 FEET TO A POINT; THENCE SOUTHEASTERLY AND SOUTHERLY A DISTANCE OF 121.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 46°31'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 19°59'46" EAST, FOR A DISTANCE OF 118.48 FEET, TO A POINT; THENCE SOUTH 03°15'58" WEST, A DISTANCE OF 289.38 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF WELLBROOK DRIVE AND PROCEED NORTH 70°13'48" WEST, A DISTANCE OF 383.17 FEET TO A POINT; THENCE SOUTH 20°47'35" WEST, A DISTANCE OF 377.85 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 NORTH 70°14'29" WEST, A DISTANCE OF 713.68 FEET TO A ONE-HALF INCH REBAR FOUND WITH A CAP; THENCE LEAVING THE SAID NORTHERLY RIGHT-OF-WAY LINE PROCEED NORTH 60°10'18" EAST, A DISTANCE OF 482.16 FEET TO A ROCK ON THE WESTERN LINE OF LAND LOT 131, (SAID LINE ALSO BEING THE EASTERN LINE OF LAND LOT 126); THENCE ALONG THE SAID WESTERN LINE OF LAND LOT 131 NORTH 29°34'29" WEST, A DISTANCE OF 603.07 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE CONTINUING ALONG THE SAID WESTERN LINE OF LAND LOT 131 NORTH 30°29'19" WEST, A DISTANCE OF 28.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 591,377 SQUARE FEET OR 13.576 ACRES, MORE OR LESS.

RECEIVED BY

RZM 19014

OCT 04 2019

Planning&Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 18, 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	Nay
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 4-1, 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 RA-200, R-100 & MH to RM-13 by BH AFFORDABLE, LLC for the proposed use of APARTMENTS 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 18th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from RA-200, R-100 & MH to RM-13 is hereby **APPROVED** with the following enumerated conditions:

Approval as RM-13 (Multifamily Residence District) for Apartments, subject to 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 168 total units.
 - B. The minimum heated floor area per dwelling unit shall be 750 square feet.
 - C. Buildings shall be constructed with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding with a minimum three-foot high brick or stacked stone water table. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - D. Garages shall be provided for a minimum of ten percent of the units.
 - E. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
2. To satisfy the following site development considerations:
 - A. The development entrance shall include gated access with automated card access gates. Only one entrance/exit shall be permitted. 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.
 - B. Property may not be subdivided in the future to reduce the acreage in a way that would cause the development to exceed maximum approved density.

- C. 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.
 - D. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - E. All grassed areas shall be sodded.
 - F. Detention pond(s) shall be enclosed with a six-foot black vinyl-coated chain link fence with dual access gates with an access point a minimum 12 feet wide. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
 - G. All utilities shall be placed underground. Sewer utilities may cross Alcovy River aerially upon approval by the Gwinnet County Department of Water Resources.
 - H. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - I. 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 Winder Highway unless otherwise required by law.
 - J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right of way.
 - K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - 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. Provide, through set-side or site design, provisions for a future transit stop for residents. In the interim, owner to offer transportation to nearest transit stop.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study or required by Georgia Department of Transportation, provided the improvements are approved

by the GADOT. All design and construction will be subject to GADOT review and approval.

- B. The developer shall be limited to one curb cut.
- C. Prior to the issuance of a development permit, a sight distance certification shall be provided.

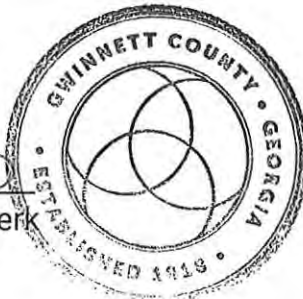
WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



PARCEL 002

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 239 AND 238 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT AT THE CENTERLINE OF BRIDGE OVER THE ALCOVY RIVER AND WINDER HWY. (AKA HWY. #8); THENCE SOUTH 70 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 69.80 FEET TO A POINT; THENCE SOUTH 19 DEGREES 43 MINUTES 42 SECONDS EAST A DISTANCE OF 30.81 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF WINDER HWY., SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 70 degrees 05 minutes 20 seconds East for a distance of 653.87 feet TO A 3/4" OTP FOUND;
THENCE South 44 degrees 47 minutes 40 seconds East for a distance of 580.31 feet TO A 3/4" OTP WITH REBAR;
THENCE South 70 degrees 15 minutes 57 seconds West for a distance of 470.23 feet TO A 1/2" REBAR FOUND;
THENCE South 70 degrees 14 minutes 58 seconds West for a distance of 445.99 feet TO A CAPPED REBAR FOUND, SAID POINT BEING ON THE RIVER TRAVERSE LINE;
THENCE North 06 degrees 07 minutes 18 seconds West ALONG TRAVERSE LINE for a distance of 338.18 feet TO A POINT;
THENCE South 82 degrees 58 minutes 26 seconds West for a distance of 50.48 feet TO A CALCULATED POINT IN THE CENTERLINE OF ALCOVY RIVER;
THENCE South 88 degrees 02 minutes 22 seconds West for a distance of 50.00 feet TO A POINT;
THENCE South 64 degrees 57 minutes 11 seconds West for a distance of 99.88 feet TO A 1/2" REBAR FOUND;
THENCE North 38 degrees 30 minutes 08 seconds West for a distance of 181.05 feet TO A 1/2" REBAR FOUND;
THENCE North 78 degrees 01 minutes 54 seconds East for a distance of 191.95 feet TO A 1/2" REBAR FOUND;
THENCE North 17 degrees 22 minutes 44 seconds West for a distance of 32.53 feet TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 9.74 acres ALONG RIVER TRAVERSE LINE PLUS 0.31± ACRES BETWEEN CENTERLINE OF THE ALCOVY RIVER AND THE RIVER TRAVERSE LINE FOR A TOTAL OF 10.05 ± ACRES TOTAL.

RZM '19 011

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AUG 05 2019

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PARCEL 009

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 239 AND 238 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT AT THE CENTERLINE OF BRIDGE OVER THE ALCOVY RIVER AND WINDER HWY. (AKA HWY #8); THENCE SOUTH 70 DEGREES 45 MINUTES 10 SECONDS WEST A DISTANCE OF 69.80 FEET TO A POINT; THENCE SOUTH 19 DEGREES 43 MINUTES 42 SECONDS EAST A DISTANCE OF 30.81 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF WINDER HWY.; THENCENORTH 70 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 653.87 FEET TO A 3/4" OTP FOUND; THENCE SOUTH 44 DEGREES 47 MINUTES 40 SECONDS EAST A DISTANCE OF 580.31 FEET TO A 3/4" OTP WITH REBAR; THENCE SOUTH 70 DEGREES 15 MINUTES 57 SECONDS WEST A DISTANCE OF 470.23 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 19 degrees 44 minutes 04 seconds East for a distance of 558.86 feet TO A 1/2" REBAR FOUND, SAID POINT BEING ON THE RIVER TRAVERSE LINE;

THENCE North 89 degrees 54 minutes 05 seconds West for a distance of 223.42 feet TO A TRAVERSE POINT;

THENCE North 55 degrees 04 minutes 42 seconds West for a distance of 304.18 feet TO A TRAVERSE POINT;

THENCE North 41 degrees 26 minutes 37 seconds West for a distance of 190.71 feet TO A TRAVERSE POINT;

THENCE North 09 degrees 13 minutes 46 seconds West for a distance of 58.62 feet TO A 1/2" CAPPED REBAR FOUND;

THENCE North 70 degrees 14 minutes 58 seconds East for a distance of 445.99 feet TO A 1/2" REBAR FOUND, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.19 acres ALONG RIVER TRAVERSE LINE PLUS 0.85± ACRES BETWEEN CENTERLINE OF THE ALCOVY RIVER AND THE RIVER TRAVERSE LINE FOR A TOTAL OF 5.04± ACRES.

RZW '19 011

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AUG 05 2019

Planning&Development

CASE NUMBER SUP2019-00083
GCID 2019-1297

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 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 CMES, INC. for the proposed use of a CONTRACTOR'S OFFICE, HEAVY/CIVIL CONSTRUCTION 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

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

- A. Light industrial, office, office/warehouse and accessory uses and structures, which may include a Heavy/Civil Construction Contractor's Office as a Special Use. This Special Use is limited to Parcel R6202 035 only.
- B. The property shall not be used as a towing/wrecker service or junk salvage yard. No inoperable or junk vehicles are permitted.
- C. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
- D. Hours of operation for the outdoor storage area shall be limited to between the hours of 7:00 am to 9:00 pm.

2. To abide by the following site development considerations:

- A. Provide a 50-foot wide natural undisturbed buffer on all property where outdoor storage abuts residential property. Provide a 50-foot wide natural undisturbed buffer on all other property abutting residential property. The buffer shall be enhanced where sparsely vegetated.
- B. Outdoor storage activities shall be restricted to areas screened on all sides by a 100% opaque fence and gate. The fence height shall be greater than materials and equipment stored in the outdoor storage area. Materials and design of the

and equipment stored in the outdoor storage area. Materials and design of the fence shall be subject to the review and approval by the Director of Planning and Development.

- C. Gravel outdoor storage areas shall be maintained free of vegetation.
- D. New ground signage shall be limited to monument-type sign(s), 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 signage shall not exceed ten feet in height.
- E. 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.
- F. Any new or replacement outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights of way.
- G. Any new dumpster areas shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure, or shall be located within the screened outdoor storage area. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- H. Outdoor loudspeakers shall be prohibited.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

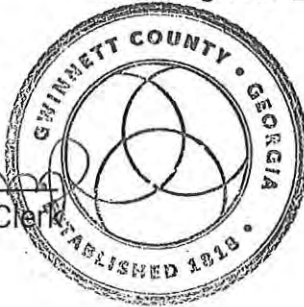
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1 AND 203 OF THE SIXTH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF STEVE REYNOLDS BOULEVARD (FORMERLY KNOWN AS FRANKLIN ROAD), A RIGHT OF WAY VARYING WIDTHS BEING DETERMINED BY MEASURING 50 FEET FROM THE CENTERLINE OF THE EXISTING PAVEMENT AT THIS POINT, WITH THE SOUTHERLY MITERED RIGHT OF WAY OF PAVILION PLACE, AN 80 FOOT RIGHT OF WAY, THENCE ALONG SAID RIGHT OF WAY MITER OF PAVILION PLACE NORTH 79 DEGREES 03 MINUTES 23 SECONDS EAST A DISTANCE 30.10 FEET TO AN IRON PIN FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 55 DEGREES 56 MINUTES 37 SECONDS EAST A DISTANCE OF 145.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 612.96 FEET, AN ARC DISTANCE OF 146.27 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES 46 MINUTES 5 SECONDS EAST, 145.94 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 69 DEGREES 37 MINUTES 05 SECONDS EAST A DISTANCE 115.80 FEET TO A POINT, THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 17.51 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING AND DISTANCE OF SOUTH 49 DEGREES 30 MINUTES 30 SECONDS EAST, 17.15 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 114.95 FEET, AN ARC DISTANCE OF 114.95 FEET TO AN IRON PIN SET AND BEING THE TRUE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING AND DISTANCE OF SOUTH 84 DEGREES 23 MINUTES 05 SECONDS EAST, 98.16 FEET;

THENCE FROM THE TRUE POINT OF BEGINNING CONTINUING ALONG THE RIGHT OF WAY OF PAVILION PLACE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 63.33 FEET TO A 1/2" REBAR FOUND, SAID ARC BEING SUBTENDED BY A CHORD HAVING A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 24 MINUTES 42 SECONDS EAST, 60.43 FEET; THENCE LEAVING SAID RIGHT OF WAY NORTH 70 DEGREES 15 MINUTES 40 SECONDS EAST A DISTANCE OF 84.18 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 58 DEGREES 40 MINUTES 52 SECONDS EAST A DISTANCE OF 72.80 FEET TO AN IRON PIN SET; THENCE SOUTH 58 DEGREES 14 MINUTES 13 SECONDS WEST A DISTANCE OF 65.98 FEET TO AN IRON PIN SET; THENCE SOUTH 58 DEGREES 45 MINUTES 47 SECONDS WEST A DISTANCE OF 386.99 FEET TO AN IRON PIN SET; THENCE SOUTH 3 DEGREES 19 MINUTES 08 SECONDS WEST A DISTANCE OF 172.49 FEET TO A 1/2" HOLLOW TOP PIPE FOUND ON THE LAND LOT LINE COMMON TO LOTS 183 AND 202; THENCE ALONG SAID LAND LOT LINE SOUTH 59 DEGREES 38 MINUTES 47 SECONDS WEST A DISTANCE OF 167.75 FEET TO AN IRON PIN SET; THENCE LEAVING SAID LAND LOT LINE AND RUNNING NORTH 55 DEGREES 59 MINUTES 13 SECONDS WEST A DISTANCE OF 100 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 34 DEGREES 00 MINUTES 47 SECONDS EAST A DISTANCE OF 173.06 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 11 DEGREES 20 MINUTES 22 SECONDS WEST A DISTANCE OF 104.60 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 59 DEGREES 01 MINUTES 01 SECONDS WEST A DISTANCE OF 71.94 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 49 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 19.94 FEET TO AN IRON PIN SET, AND BEING THE TRUE POINT OF BEGINNING, SAID PROPERTY BEING LOT 3, BLOCK "A", UNIT III OF PAVILION PLACE AND CONTAINING 2.698 ACRES.

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SUP '19 08 3

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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 MUO to O-I by VDC DEVELOPMENT GROUP, LLC for the proposed use of INDEPENDENT LIVING, RETIREMENT COMMUNITY 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from MUO to O-I is hereby **APPROVED** with the following enumerated conditions:

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

- A. Limited to development as an independent living retirement community for occupancy by persons 62 years of age and older.
- B. The development shall be limited to a maximum of 308 total units.
- C. Buildings as shown on the plans submitted with the application prepared by Foley Design numbered 1, 10 and 11 shall be limited to an underground garage and three floors of living space. Building heights shall be limited to no more than 57 feet, and shall be constructed in general accordance with the submitted elevations (received November 4, 2019). Final site plans and building elevations shall be submitted for review and approval by the Director of Planning and Development.
- D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the home.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.

2. To satisfy the following site development considerations:

- A. Provide a ten-foot wide landscape setback along Thompson Mill Road.

- B. All disturbed grassed areas shall be sodded.
- C. All utilities shall be placed underground.
- D. Ground signage shall be limited to monument-type sign(s), 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 signage shall not exceed eight-feet in height.
- E. Dumpster/trash compactor locations shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
- F. 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.
- G. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. The project shall build an access road from the gate shown on the site plan prepared by Foley Design directly to Highway 347 through the adjoining MUO property in Hall County prior to the issuance of any certificate of occupancy. Provide a ten-foot multiuse path along a minimum of one side of the access road through this parcel.
- J. Developer to offer transportation for residents to the nearest transit stop.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description – Proposed Rezoned Parcel

A portion of a parcel of land situated in Duncans General Militia District 1749, Gwinnett County, Georgia, as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said parcel being more particularly described as follows:

Beginning at a set 5/8 inch capped rebar marking the Westernmost Corner of the parcel of land as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said point also marking the intersection of the Northerly Right of Way of Thompson Mill Road (having a 80' Public Right of Way Width) and the dividing line between Hall County and Gwinnett County, Georgia; thence leaving said Right of Way run North 52 degrees 52 minutes 23 seconds East along said County line for a distance of 1616.76 feet to a found 5/8 inch capped rebar; thence leaving said County line run South 14 degrees 47 minutes 32 seconds East along the proposed zoning line for a distance of 326.61 feet to a found 1/2 inch rebar; thence leaving said proposed zoning line run South 46 degrees 40 minutes 59 seconds West for a distance of 369.39 feet to a found 1/4 inch rebar; thence run South 15 degrees 04 minutes 31 seconds East for a distance of 272.81 feet to a found 1/2 inch rebar lying on the Northerly Right of Way of the aforementioned Thompson Mill Road; thence run South 81 degrees 16 minutes 02 seconds West along said Right of Way for a distance of 352.28 feet to a point, said point lying on a curve to the right, said curve having a radius of 8960.00 feet, a central angle of 02 degrees 09 minutes 58 seconds, a chord bearing of South 82 degrees 16 minutes 47 seconds West, and a chord distance of 338.73 feet; thence run along the arc of said curve and said Right of Way for a distance of 338.75 feet to a point; thence run South 83 degrees 21 minutes 46 seconds West for a distance of 265.11 feet to a point, said point lying on a curve to the right, said curve having a radius of 2031.00 feet, a central angle of 06 degrees 25 minutes 51 seconds, a chord bearing of South 86 degrees 34 minutes 42 seconds West, and a chord distance of 227.84 feet to a point; thence run along the arc of said curve and said Right of Way for a distance of 227.96 feet to the POINT OF BEGINNING. Said parcel contains 501,969.04 Square Feet or 11.52 Acres.

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Planning & Development

CASE NUMBER SUP2020-00006
GCID 2020-0025

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 VDC DEVELOPMENT GROUP, LLC for the proposed use of an INDEPENDENT LIVING, RETIREMENT COMMUNITY 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to development as an independent living retirement community for occupancy by persons 62 years of age and older.
 - B. The development shall be limited to a maximum of 308 total units.
 - C. Buildings as shown on the plans submitted with the application prepared by Foley Design numbered 1, 10 and 11 shall be limited to an underground garage and three floors of living space. Building heights shall be limited to no more than 57 feet, and shall be constructed in general accordance with the submitted elevations (received November 4, 2019). Final site plans and building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the home.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscape setback along Thompson Mill Road.

- B. All disturbed grassed areas shall be sodded.
- C. All utilities shall be placed underground.
- D. Ground signage shall be limited to monument-type sign(s), 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 signage shall not exceed eight-feet in height.
- E. Dumpster/trash compactor locations shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
- F. 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.
- G. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. The project shall build an access road from the gate shown on the site plan prepared by Foley Design directly to Highway 347 through the adjoining MUO property in Hall County prior to the issuance of any certificate of occupancy. Provide a ten-foot multiuse path along a minimum of one side of the access road through this parcel.
- J. Developer to offer transportation for residents to the nearest transit stop.

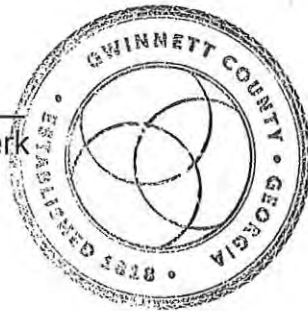
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Doreen Berry
County Clerk/Deputy County Clerk



Legal Description – Proposed Rezoned Parcel

A portion of a parcel of land situated in Duncans General Militia District 1749, Gwinnett County, Georgia, as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said parcel being more particularly described as follows:

Beginning at a set 5/8 inch capped rebar marking the Westernmost Corner of the parcel of land as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said point also marking the intersection of the Northerly Right of Way of Thompson Mill Road (having a 80' Public Right of Way Width) and the dividing line between Hall County and Gwinnett County, Georgia; thence leaving said Right of Way run North 52 degrees 52 minutes 23 seconds East along said County line for a distance of 1616.76 feet to a found 5/8 inch capped rebar; thence leaving said County line run South 14 degrees 47 minutes 32 seconds East along the proposed zoning line for a distance of 326.61 feet to a found 1/2 inch rebar; thence leaving said proposed zoning line run South 46 degrees 40 minutes 59 seconds West for a distance of 369.39 feet to a found 1/4 inch rebar; thence run South 15 degrees 04 minutes 31 seconds East for a distance of 272.81 feet to a found 1/2 inch rebar lying on the Northerly Right of Way of the aforementioned Thompson Mill Road; thence run South 81 degrees 16 minutes 02 seconds West along said Right of Way for a distance of 352.28 feet to a point, said point lying on a curve to the right, said curve having a radius of 8960.00 feet, a central angle of 02 degrees 09 minutes 58 seconds, a chord bearing of South 82 degrees 16 minutes 47 seconds West, and a chord distance of 338.73 feet; thence run along the arc of said curve and said Right of Way for a distance of 338.75 feet to a point; thence run South 83 degrees 21 minutes 46 seconds West for a distance of 265.11 feet to a point, said point lying on a curve to the right, said curve having a radius of 2031.00 feet, a central angle of 06 degrees 25 minutes 51 seconds, a chord bearing of South 86 degrees 34 minutes 42 seconds West, and a chord distance of 227.84 feet to a point; thence run along the arc of said curve and said Right of Way for a distance of 227.96 feet to the POINT OF BEGINNING. Said parcel contains 501,969.04 Square Feet or 11.52 Acres.

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Planning & Development

CASE NUMBER SUP2020-00007
GCID 2020-0026

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 VDC DEVELOPMENT GROUP, LLC for the proposed use of a BUILDING HEIGHT INCREASE 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to development as an independent living retirement community for occupancy by persons 62 years of age and older.
 - B. The development shall be limited to a maximum of 308 total units.
 - C. Buildings as shown on the plans submitted with the application prepared by Foley Design numbered 1, 10 and 11 shall be limited to an underground garage and three floors of living space. Building heights shall be limited to no more than 57 feet, and shall be constructed in general accordance with the submitted elevations (received November 4, 2019). Final site plans and building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
 - Easy access step free feature at each entrance to the home.
 - Easy passage feature, to include 32-inch wide doorways.
 - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscape setback along Thompson Mill Road.

- B. All disturbed grassed areas shall be sodded.
- C. All utilities shall be placed underground.
- D. Ground signage shall be limited to monument-type sign(s), 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 signage shall not exceed eight-feet in height.
- E. Dumpster/trash compactor locations shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
- F. 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.
- G. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- I. The project shall build an access road from the gate shown on the site plan prepared by Foley Design directly to Highway 347 through the adjoining MUO property in Hall County prior to the issuance of any certificate of occupancy. Provide a ten-foot multiuse path along a minimum of one side of the access road through this parcel.
- J. Developer to offer transportation for residents to the nearest transit stop.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

D. [Signature]
County Clerk/Deputy County Clerk



Legal Description – Proposed Rezoned Parcel

A portion of a parcel of land situated in Duncans General Militia District 1749, Gwinnett County, Georgia, as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said parcel being more particularly described as follows:

Beginning at a set 5/8 inch capped rebar marking the Westernmost Corner of the parcel of land as shown on that plat recorded in Plat Book 145, Page 230 in the Clerk of Superior Courts Office in Gwinnett County, Georgia, said point also marking the intersection of the Northerly Right of Way of Thompson Mill Road (having a 80' Public Right of Way Width) and the dividing line between Hall County and Gwinnett County, Georgia; thence leaving said Right of Way run North 52 degrees 52 minutes 23 seconds East along said County line for a distance of 1616.76 feet to a found 5/8 inch capped rebar; thence leaving said County line run South 14 degrees 47 minutes 32 seconds East along the proposed zoning line for a distance of 326.61 feet to a found 1/2 inch rebar; thence leaving said proposed zoning line run South 46 degrees 40 minutes 59 seconds West for a distance of 369.39 feet to a found 1/4 inch rebar; thence run South 15 degrees 04 minutes 31 seconds East for a distance of 272.81 feet to a found 1/2 inch rebar lying on the Northerly Right of Way of the aforementioned Thompson Mill Road; thence run South 81 degrees 16 minutes 02 seconds West along said Right of Way for a distance of 352.28 feet to a point, said point lying on a curve to the right, said curve having a radius of 8960.00 feet, a central angle of 02 degrees 09 minutes 58 seconds, a chord bearing of South 82 degrees 16 minutes 47 seconds West, and a chord distance of 338.73 feet; thence run along the arc of said curve and said Right of Way for a distance of 338.75 feet to a point; thence run South 83 degrees 21 minutes 46 seconds West for a distance of 265.11 feet to a point, said point lying on a curve to the right, said curve having a radius of 2031.00 feet, a central angle of 06 degrees 25 minutes 51 seconds, a chord bearing of South 86 degrees 34 minutes 42 seconds West, and a chord distance of 227.84 feet to a point; thence run along the arc of said curve and said Right of Way for a distance of 227.96 feet to the POINT OF BEGINNING. Said parcel contains 501,969.04 Square Feet or 11.52 Acres.

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Planning&Development

CASE NUMBER RZC2019-00016
GCID 2019-0982

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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 to Amend the Official Zoning Map from R-75 to C-1 by 5LP HOLDING, LLC for the proposed use of CONVENIENCE STORE W/GAS 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to C-1 is hereby **APPROVED** 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
- convenience stores with gas pumps
- tattoo parlors
- 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 20-foot wide replanted buffer adjacent to all residentially zoned properties. Buffer and landscape installation plans shall be subject to review and approval by the Director of Planning and Development.
- B. Stormwater management facilities shall not encroach into any required buffer or landscape strip.
- C. Provide a ten-foot wide landscape strip adjacent to all rights of way.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. 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.
- F. 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.
- G. 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.
- H. 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 with a double staggered row of evergreens.
- I. Billboards or oversized signs shall be prohibited.
- J. Outdoor storage shall be prohibited.

- K. 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.
- L. Outdoor loudspeakers shall be prohibited.
- M. 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.
- N. 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.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- Q. Prior to receiving a land disturbance permit, pay \$10,000 to Gwinnett County Department of Transportation for traffic signal modifications (specifically, a left turn phase from Singleton Road on to Pirkle Road) at the Pirkle Road/Singleton Road intersection.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diana K...
County Clerk/Deputy County Clerk



SURVEY LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 189 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the Southern miter of the intersection of Pirkle Road (40' right-of-way) and Singleton Road (80' right-of-way); thence along said miter North 48 degrees 49 minutes 54 seconds East for a distance of 46.35 feet to a point; on the Southern right-of-way of Singleton Road; thence South 89 degrees 42 minutes 22 seconds East for a distance of 175.91 feet to a point; thence departing said right-of-way South 01 degree 30 minutes 00 seconds West for a distance of 354.82 feet to a point; thence North 87 degrees 18 minutes 00 seconds West for a distance of 210.00 feet to a point on the Eastern right-of-way of Pirkle Road; thence along said right-of-way North 01 degree 30 minutes 00 seconds East for a distance of 315.30 feet to a point and The True Point of Beginning.

Containing within said bounds 1.677 acres (73,047 square feet) more or less.

RZC2019-00016

Amended

12-18-19

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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, O-I, C-2 & M-2 to MU-R by QUATTROK, LLC for the proposed use of MIXED-USE DEVELOPMENT (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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100, O-I, C-2 & M-2 to MU-R is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Approval as a regional mixed-use development to consist of multi-family residential, commercial and/or office uses. No more than 390 multi-family residential units shall be allowed, 378 of which shall be multi-family and 12 of which shall be townhome style multi-family as shown on the site plan submitted at the February 4, 2020 Planning Commission meeting. Commercial and/or office uses shall be incorporated into the multifamily buildings (no freestanding retail or office), and shall constitute no less than 13,700 square feet or 3.8% of the overall project's gross floor area. Multi-family residential uses may constitute up to 347,180 square feet, including 7,700 square feet of amenity. Final site plans shall be submitted for review and approval by the Director of Planning and Development.
 - B. Buildings shall be oriented toward the Old Peachtree Road and Meadow Church Road rights of way with parking areas located to the rear, except the building identified as Building-1 on the site plan presented at the February 4, 2020 Planning Commission meeting, may have parking in front as shown in order to accommodate retail usages in the development. Buildings shall be constructed as urban-style, with low pitched roofs with decorative parapets, simulating flat-roofed styled buildings with primary exterior treatments of brick or stacked stone or premium cementitious wood grained and stained product or fiber-cement panels on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building

elevations shall be submitted for review and approval by the Director of Planning and Development.

- C. A maximum of 5% of the mix of residences may be three-bedroom units.
 - D. All residential units shall have solid surface counter tops and tile or hardwood entry, kitchen and bathroom floors.
 - E. The development shall include pocket parks, walking/multi-use paths, community garden, and common area as amenities. Project amenities shall be subject to the review and approval by the Director of Planning and Development.
 - F. Nail salons, massage parlors and spa services shall be prohibited in the retail component of the development.
2. To satisfy the following site development considerations:
- A. Provide a 50-foot wide landscaped buffer adjacent to all residentially-zoned properties (Brookside Glen). No additional buffer shall be required outside the existing utility easements. All improvements other than parking spaces shall be located at least five feet from buffers (not applicable to street setbacks).
 - B. Provide a ten-foot wide landscaped strip with a 20 foot building setback adjacent to all rights of way.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. Ground signage shall be limited to monument type signs, 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 cabinet shall be fully surrounded by the same materials. Ground signs shall not exceed 10 feet in height.
 - E. Ground signage and entrance features at each entrance point shall be professionally-designed, landscaped, maintained, and themed to the architecture and style of the community. Tenant signage for the commercial/office tenant spaces shall be professionally-designed and themed to the architecture and style of the community, with final design subject to review and approval by the Director of Planning and Development.

- F. All grassed areas within the development shall be sodded.
- G. All utilities shall be placed underground.
- H. Outdoor commercial sales or storage shall be prohibited, except outdoor restaurant dining areas.
- I. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall, and located at least 65 feet from the exterior property 100 feet from neighboring residential properties. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- J. Outdoor loudspeakers shall be prohibited, except for outdoor dining areas.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed downward towards the property. Lighting shall be environmentally sensitive, decorative, and themed to the architecture and style of the respective components of the development.
- 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.
- O. Development shall provide at minimum the parking as shown on the site plan submitted at the February 4, 2020 Planning Commission meeting, which is 560 spaces for the multi-family and 77 parking spaces for the retail space.
- P. Developer shall provide a fence around the project. Fence shall be a six-foot black aluminum picket fence, which will include a fence running perpendicular to the property line of Brookside Glen and running behind the water retention facility as shown on the fence exhibit presented at the February 4, 2020 Planning Commission meeting. Applicant will also provide a fence along the property line where it adjoins Brookside Glen subdivision. This fence shall be six-foot wooden opaque fence with finished side facing the subdivision. Fence shall be located on applicant property and maintained by the applicant. The fence shall be constructed prior to the commencement of vertical construction of any of the residential units or retail space.

- Q. Applicant shall provide a five-foot sidewalk along all road frontages as indicated on the site plan dated January 29, 2020. Applicant will fill-in the gap in the sidewalk along Meadow Church Road between the Applicant's property and Brookside Glen subdivision.
 - R. All landscaping should be included in a surety bond for two years from first issuance of a COO (or a reasonable time as determined by the Gwinnett County Development Department) to ensure initially installed landscaping survives and matures.
 - S. All of the Applicant's improvements will be placed on private property, not in the right of way, and will honor the setback and buffers as indicated on the site plan dated January 29, 2020, as submitted at the February 25, 2020 Board of Commissioners public hearing.
 - T. Applicant will install and maintain CCTV cameras within the buffer and detention pond areas at points of access from Meadow Church Road, into the detention pond area from both directions, and towards pedestrian access onto Old Peachtree Road.
 - U. Applicant will be required to construct the retail component and the residential component at substantially the same time such that the first certificate of occupancy for the retail component and the first certificate of occupancy for the residential component will be issued within six months of each other.
 - V. Applicant will have a civil engineer evaluate the sightlines for Building-6. If it appears that the elevation of the top level presents a challenge for Brookside Glen neighbors, applicant will include some Evergreen landscape screening.
3. To abide by the following requirements, dedications and improvements:
- A. A center left turn lane shall be provided at the project entrance on Meadow Church Road.
 - B. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - C. 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.

- D. Applicant will engage a traffic engineer to assess the signalization at the intersection of Old Peachtree Road and Meadow Church Road. Applicant will request the engineer address the signal to allow for left turn only movements during a green light going across Meadow Church Road. Applicant will submit the report to D.O.T. and will implement the signal improvements in the report that are approved by D.O.T. Applicant will endeavor to acquire right of way to put dedicated right to turn lane on to Meadow Church Road from southbound Old Peachtree Road. Subject to the Applicant's ability to obtain right of way and D.O.T review and approval.
- E. Applicant will install a dedicated right turn lane onto Meadow Church Road entrance from northbound Meadow Church Road (if that is not already contemplated in the project). This is reflected in the latest sight plan dated January 29, 2020.
- F. Applicant will install a dedicated deceleration turn lane into Old Peachtree entrance (directly across from the Assi Plaza) from Old Peachtree Road southbound. This is reflected in the latest sight plan dated January 29, 2020.
- G. Applicant will install a dedicated deceleration turn lane into the right in, right out at Old Peachtree and Meadow Drive power easement. This is reflected in the latest sight plan dated January 29, 2020 and is subject to D.O.T. review and approval.
- H. Applicant will make best efforts to recess and align the right in and right out at Old Peachtree Road and Meadow Drive power easement, since this lane exits into the existing turn and merge lane southbound on Old Peachtree Road and not onto a through lane on Old Peachtree Road, subject to D.O.T. review and approval.
- I. Applicant will explore relocation of Meadow Church Road entrance and exit further south about approximately 500 feet so that the access point is equal distance between Meadow Forest Drive and Brookside Elm Drive. Applicant agrees to engage its traffic engineer to evaluate impact of relocating this entrance. If results of analysis indicate there is not an internal or external degradation in level of service or functionality for the development and the neighbors are aligned in support of this relocation, applicant will work with Gwinnett County and D.O.T. for approval. The relocation will be subject to Gwinnett D.O.T. review and approval.
- J. All right of way for improvements and road widening (except for dedicated right turn on to Meadow Church Road from Southbound Old Peachtree Road) shall be from developers right of way and parcels.

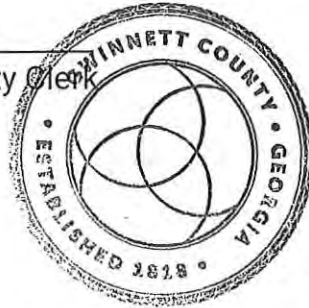
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Deborah Kemp
County Clerk/Deputy County Clerk



OVERALL LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 156 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a RW monument found at the mitered intersection of the Southwestern Right-of-Way line of Old Peachtree Road (Right-of-Way Varies) and the Southeastern Right-of-Way line of Meadow Church Road (80' Right-of-Way) said monument being the POINT OF BEGINNING; thence leaving said intersection and following along said Right-of-Way of Old Peachtree Road, South 38 degrees 40 minutes 10 seconds East a distance of 122.24 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, North 50 degrees 28 minutes 51 seconds East a distance of 8.00 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, 608.59 feet along an arc of a curve to the left, said curve having a radius of 3,869.81 feet and a chord bearing and distance of South 44 degrees 4 minutes 1 second East 607.96 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, South 48 degrees 34 minutes 54 seconds East a distance of 101.51 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, South 52 degrees 11 minutes 23 seconds East a distance of 150.95 feet to a right-of-way monument found at the Northern Right-of-Way line of Meadow Drive (30' Prescriptive Right-of-Way); thence leaving the Southwestern Right-of-Way line of Old Peachtree Road, South 10 degrees 10 minutes 50 seconds East a distance of 43.48 feet to an iron pin found (1/2" rebar); thence South 61 degrees 36 minutes 29 seconds West a distance of 175.98 feet to an iron pin found (1/2" rebar); thence South 80 degrees 57 minutes 13 seconds West a distance of 70.66 feet to an iron pin found (1/2" rebar); thence South 85 degrees 13 minutes 14 seconds West a distance of 196.25 feet to a point; thence South 84 degrees 58 minutes 20 seconds West a distance of 50.84 feet to an iron pin found (1/2" rebar); thence South 77 degrees 07 minutes 26 seconds West a distance of 74.83 feet to an iron pin set (1/2" rebar); thence South 28 degrees 47 minutes 2 seconds East a distance of 156.23 feet to an iron pin set (1/2" rebar); thence South 61 degrees 21 minutes 47 seconds West a distance of 358.80 feet to an iron pin set (1/2" rebar); thence North 30 degrees 2 minutes 15 seconds West a distance of 60.00 feet to an iron pin found (1/2" rebar); thence North 30 degrees 2 minutes 15 seconds West a distance of 152.08 feet to an iron pin found (1/2" rebar); thence North 28 degrees 18 minutes 51 seconds West a distance of 22.29 feet to an iron pin found (1/2" rebar); thence South 70 degrees 28 minutes 59 seconds West a distance of 141.59 feet to a point; thence South 67 degrees 30 minutes 50 seconds West a distance of 13.28 feet to an iron pin found (1/2" rebar); thence South 65 degrees 34 minutes 34 seconds West a distance of 87.24 feet to an iron pin found (1/2" rebar); thence South 58 degrees 26 minutes 50 seconds West a distance of 99.98 feet to an iron pin set (1/2" rebar); thence South 54 degrees 56 minutes 37 seconds West a distance of 72.53 feet to an iron pin found (1/2" rebar); thence continue Southwesterly along said line, a distance of 42.56 feet to an iron pin set (1/2" rebar) on the Southeastern Right-of-Way line of Meadow Church Road (80' Right-of-Way); thence continuing along said Right-of-Way, North 16 degrees 45 minutes 07 seconds East a distance of 326.01 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, North 23 degrees 29 minutes 33 seconds East a distance of 92.74 feet to an iron pin found (1/2" rebar); thence continuing along said Right-of-Way, North 23 degrees 29 minutes 33 seconds East a distance of 689.48 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, North 38 degrees 20 minutes 45 seconds East a distance of 195.95 feet to an iron pin set (1/2" rebar); thence continuing along said Right-of-Way, South 82 degrees 46 minutes 05 seconds East a distance of 69.48 feet to a RW monument found and the TRUE POINT OF BEGINNING.

Said tract containing 17.058 acres (743,046.48 square feet).

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Planning&Development

RZC '2000 2

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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 RM-13 by KENNETH WOOD 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-13 is hereby **APPROVED AS R-TH** with the following enumerated conditions:

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

- A. Attached townhome dwellings and accessory uses shall not exceed 115 units.
- B. Townhomes shall have at least a double-car garage.
- C. Buildings shall be constructed of brick, board and batten, fiber-cement siding, or stacked stone on at least three sides with a minimum three-foot high brick or stacked stone water table. Stucco may only be used as an accent material. Garages shall be carriage-style and include architectural transom windows and decorative panels. Final building elevations shall be in general accordance with the elevations presented at the February 25, 2020 Board of Commissioners public hearing and subject to the review and approval by the Director of Planning and Development.
- D. No more than ten percent of the total units can be leased at any time.
- E. The minimum heated floor area per dwelling unit shall be a minimum of 1,800 square feet.
- F. The townhomes shall have no more than four bedrooms per unit. Four bedroom units shall not exceed ten percent of the total number of units.
- G. Site shall be developed in general accordance with the site plan presented at the February 25, 2020 Board of Commissioners public hearing. Modifications shall be subject to the review and approval by the Director of Planning and Development.
- H. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all building exterior/roofs, common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance for the overall development.

2. To satisfy the following site development considerations:
 - A. The development is allowed to be gated so long as it meets the fire department requirements.
 - B. 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.
 - C. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - D. All grassed areas shall be sodded.
 - E. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
 - F. All utilities shall be placed underground.
 - G. Provide a 50-foot landscape strip against all residentially zoned properties. 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 RZM2019-00010 (Parcels 5118 001A and 5118 002).
 - H. Provide a 50-foot landscape strip along Sugarloaf Parkway. The landscape strip shall be maintained by the Homeowner's 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 60 feet on center with the landscaping extending along the frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval by the Director of Planning and Development prior to submittal and acceptance of a development permit.
 - I. Landscape plan, labeled Exhibit A, B, and C, shall be developed in general accordance with the site plan presented at the February 25, 2020 Board of Commissioners public hearing. Modifications shall be 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 and make all improvements recommended by the study

subject to review and approval by the Director of Planning and Development and the Gwinnett County Department of Transportation.

- B. The eastern non-signalized drive shall be constructed as a right-in, right-out driveway or per Gwinnett County Department of Transportation Requirements.
- C. Prior to the issuance of the first certificate of occupancy, the applicant shall install sidewalks along Sugarloaf Parkway. All design and construction will be subject to review and approval by the Director of Planning and Development and the Gwinnett County Department of Transportation.

4.

- A. During the development phase, the developer is to remove any dead or hazardous trees along the creek common property line with the residential neighborhood to the south.
- B. The developer shall install a minimum five-foot high black vinyl coated chain link fence along the south and west side of the development perimeter.
- C. A downstream siltation study is to be performed for pre and post conditions for the existing lake that is immediately southwest of the site.

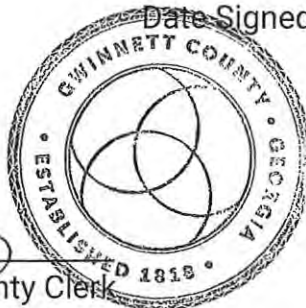
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diana Keap
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
23.9 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 118 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING; commence from a point at the intersection of the southeasterly right-of-way line of Sugarloaf Parkway (Variable R/W) with the Land Lot line common to Land Lots 107 & 118; thence along said right-of-way line the following courses and distances:

175.86 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 66 degrees 8 minutes 0 seconds East 175.81 feet; thence 102.92 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 62 degrees 24 minutes 27 seconds East 102.91 feet to a point; thence North 61 degrees 01 minute 56 seconds East a distance of 552.67 feet to a point and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line the following courses and distances:

North 61 degrees 01 minute 56 seconds East a distance of 329.32 feet to a point; thence 266.00 feet along an arc of a curve to the left, said curve having a radius of 7,699.44 feet and a chord bearing and distance of North 60 degrees 2 minutes 33 seconds East 265.98 feet to a point; thence North 59 degrees 3 minutes 10 seconds East a distance of 756.37 feet to a point; thence leaving said right-of-way line

South 30 degrees 50 minutes 24 seconds East a distance of 736.03 feet to a point; thence South 24 degrees 20 minutes 24 seconds West a distance of 10.68 feet to a point; thence South 41 degrees 20 minutes 39 seconds West a distance of 124.07 feet to a point; thence South 25 degrees 45 minutes 12 seconds West a distance of 57.87 feet to a point; thence South 49 degrees 15 minutes 49 seconds West a distance of 96.48 feet to a point; thence South 41 degrees 35 minutes 23 seconds West a distance of 72.25 feet to a point; thence South 34 degrees 46 minutes 3 seconds West a distance of 56.51 feet to a point; thence South 37 degrees 27 minutes 51 seconds West a distance of 64.12 feet to a point; thence South 48 degrees 9 minutes 40 seconds West a distance of 93.94 feet to a point; thence South 69 degrees 15 minutes 55 seconds West a distance of 72.56 feet to a point; thence North 89 degrees 28 minutes 32 seconds West a distance of 75.20 feet to a point; thence South 77 degrees 6 minutes 7 seconds West a distance of 81.68 feet to a point; thence South 84 degrees 49 minutes 38 seconds West a distance of 58.30 feet to a point; thence South 64 degrees 25 minutes 27 seconds West a distance of 42.91 feet to a point; thence South 82 degrees 15 minutes 10 seconds West a distance of 37.21 feet to a point; thence North 88 degrees 59 minutes 52 seconds West a distance of 66.34 feet to a point; thence North 79 degrees 37 minutes 0 seconds West a distance of 68.79 feet to a point; thence South 86 degrees 28 minutes 33 seconds West a distance of 201.67 feet to a point; thence South 73 degrees 49 minutes 0 seconds West a distance of 131.32 feet to a point; thence North 22 degrees 59 minutes 19 seconds West a distance of 186.68 feet to a point; thence North 56 degrees 19 minutes 46 seconds West a distance of 181.77 feet to a point; thence North 30 degrees 24 minutes 5 seconds West a distance of 50.00 feet to a point; thence 38.99 feet along an arc of a curve to

the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 72 degrees 11 minutes 52 seconds West 38.35 feet to a point; thence North 28 degrees 56 minutes 25 seconds West a distance of 154.78 feet to a point; thence North 16 degrees 2 minutes 46 seconds East a distance of 28.29 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 23.91 acres.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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 R-TH by KENNETH WOOD 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 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 65 units.
 - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
 - C. All units shall have at least a double-car garage.
 - D. Buildings shall be constructed of brick, board and batten, fiber-cement siding, or stacked stone on at least three sides with a minimum three-foot high brick or stacked stone water table. Stucco may only be used as an accent material. Garages shall be carriage-style and include architectural transom windows and decorative panels. Final building elevations shall be in general accordance with the elevations presented at the February 25, 2020 Board of Commissioners public hearing and subject to the review and approval by the Director of Planning and Development.
 - E. All buildings along Sugarloaf Parkway shall be rear-entry. Alleys serving rear-entry units shall be a maximum of 16-feet wide with only roll-back curb.
 - F. No more than ten percent of the total units may be leased at any time.
 - G. The townhomes shall have no more than four bedrooms per unit. Four bedroom units shall not exceed ten percent of the total number of units.
 - H. Site shall be developed in general accordance with the site plan presented at the February 25, 2020 Board of Commissioners public hearing. Modifications shall be subject to the review and approval by the Director of Planning and Development.
 - I. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all building exterior/roofs, common

areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance for the overall development.

2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide undisturbed buffer adjacent to single-family residentially zoned properties. 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 RZM2019-00009 (Parcel 5118 001A).
 - B. Provide a 50-foot landscaped setback along Sugarloaf Parkway. This frontage shall be maintained by the Homeowner's 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 60 feet on center and landscaping extending along the frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development prior to submittal and acceptance of a development permit application.
 - 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. A pocket park shall be provided within the development to include, at a minimum, a gazebo and permanent benches. 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. Final stormwater detention pond plans shall be subject to the review and approval of 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.
 - I. The development is to be gated as long as it meets the fire department requirements.
 - J. Landscape plan shall be developed in general accordance with the site plan presented at the February 25, 2020 Board of Commissioners public hearing.

Modifications shall be 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 and make all improvements recommended by the study subject to review and approval by the Director of Planning and Development and the Gwinnett County Department of Transportation.
 - B. The existing traffic signal at the entrance to the Gwinnett County Fairgrounds shall be modified to be fully signalized.
 - C. Prior to the issuance of the first certificate of occupancy, the applicant shall install sidewalks along Sugarloaf Parkway. All design and construction will be subject to review and approval by the Director of Planning and Development and the Gwinnett County Department of Transportation.

4.
 - A. During the development phase, the developer is to remove any dead or hazardous trees along the creek common property line with the residential neighborhood to the south.
 - B. The developer shall install a minimum five-foot high black vinyl coated chain link fence along the south and west side of the development perimeter.
 - C. A downstream siltation study is to be performed for pre and post conditions for the existing lake that is immediately southwest of the site.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Dan...
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
23.9 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 118 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING; commence from a point at the intersection of the southeasterly right-of-way line of Sugarloaf Parkway (Variable R/W) with the Land Lot line common to Land Lots 107 & 118; thence along said right-of-way line the following courses and distances:

175.86 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 66 degrees 8 minutes 0 seconds East 175.81 feet; thence 102.92 feet along an arc of a curve to the left, said curve having a radius of 2,143.50 feet and a chord bearing and distance of North 62 degrees 24 minutes 27 seconds East 102.91 feet to a point; thence North 61 degrees 01 minute 56 seconds East a distance of 552.67 feet to a point and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line the following courses and distances:

North 61 degrees 01 minute 56 seconds East a distance of 329.32 feet to a point; thence 266.00 feet along an arc of a curve to the left, said curve having a radius of 7,699.44 feet and a chord bearing and distance of North 60 degrees 2 minutes 33 seconds East 265.98 feet to a point; thence North 59 degrees 3 minutes 10 seconds East a distance of 756.37 feet to a point; thence leaving said right-of-way line

South 30 degrees 50 minutes 24 seconds East a distance of 736.03 feet to a point; thence South 24 degrees 20 minutes 24 seconds West a distance of 10.68 feet to a point; thence South 41 degrees 20 minutes 39 seconds West a distance of 124.07 feet to a point; thence South 25 degrees 45 minutes 12 seconds West a distance of 57.87 feet to a point; thence South 49 degrees 15 minutes 49 seconds West a distance of 96.48 feet to a point; thence South 41 degrees 35 minutes 23 seconds West a distance of 72.25 feet to a point; thence South 34 degrees 46 minutes 3 seconds West a distance of 56.51 feet to a point; thence South 37 degrees 27 minutes 51 seconds West a distance of 64.12 feet to a point; thence South 48 degrees 9 minutes 40 seconds West a distance of 93.94 feet to a point; thence South 69 degrees 15 minutes 55 seconds West a distance of 72.56 feet to a point; thence North 89 degrees 28 minutes 32 seconds West a distance of 75.20 feet to a point; thence South 77 degrees 6 minutes 7 seconds West a distance of 81.68 feet to a point; thence South 84 degrees 49 minutes 38 seconds West a distance of 58.30 feet to a point; thence South 64 degrees 25 minutes 27 seconds West a distance of 42.91 feet to a point; thence South 82 degrees 15 minutes 10 seconds West a distance of 37.21 feet to a point; thence North 88 degrees 59 minutes 52 seconds West a distance of 66.34 feet to a point; thence North 79 degrees 37 minutes 0 seconds West a distance of 68.79 feet to a point; thence South 86 degrees 28 minutes 33 seconds West a distance of 201.67 feet to a point; thence South 73 degrees 49 minutes 0 seconds West a distance of 131.32 feet to a point; thence North 22 degrees 59 minutes 19 seconds West a distance of 186.68 feet to a point; thence North 56 degrees 19 minutes 46 seconds West a distance of 181.77 feet to a point; thence North 30 degrees 24 minutes 5 seconds West a distance of 50.00 feet to a point; thence 38.99 feet along an arc of a curve to

the left, said curve having a radius of 62.00 feet and a chord bearing and distance of North 72 degrees 11 minutes 52 seconds West 38.35 feet to a point; thence North 28 degrees 56 minutes 25 seconds West a distance of 154.78 feet to a point; thence North 16 degrees 2 minutes 46 seconds East a distance of 28.29 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 23.91 acres.

RECEIVED BY

RZM '19009

JUL 10 2019

Planning&Development

CASE NUMBER CIC2020-00006

GCID 2020-0169

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: FEBRUARY 25, 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 by WILMER E. SANABRIA to Change the Conditions of Zoning on a tract of land zoned O-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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of FEBRUARY 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. Office and accessory uses in the existing residential structures. Obtain necessary building and development permits.
 - B. Complete building code compliance inspections and bring the houses up to code for business occupancy.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural buffer, undisturbed except for existing encroachments and replantings where sparsely vegetated, which shall include a fence adjacent to the rear property line. Buffer may be reduced to five-foot wide landscaped strips on the side property lines, supplemented with a six-foot high opaque wood fence. The fence shall begin at the front setback line and extend to the rear property line.
 - B. Provide a ten-foot wide landscaped strip outside the dedicated right of way of Scenic Highway.
 - C. No more than one exit/entrance on Scenic Highway.
 - D. Dumpsters shall be prohibited.
 - E. Outdoor lighting shall be contained in cut-off type luminaires and shall be directed in toward the property so as not to reflect into adjacent residential properties.

- F. Limited to one shared monument-type ground sign for the two office buildings. Ground sign shall not exceed five feet in height.
- G. No billboards shall be allowed.
- H. All parking shall be on paved surfaces.
- I. Outdoor speakers shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

D. A. [Signature]
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 74 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK A, UNIT SIX, FAIRFIELD FARMS SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 33, PAGE 194, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

RECORDED BY

12-25-2019

0505213

BY (Name) (Signature)

CIC '20 00 0

126 (10) (1) 7

CASE NUMBER CIC2020-00010
GCID 2020-0172

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: FEBRUARY 25, 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	Nay
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. BROOKS, which carried 3-1-1, 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 by MANOR RESTORATIONS, LLC to Change the Conditions of Zoning on a tract of land zoned OSC 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of FEBRUARY 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. Single-family detached dwellings and accessory uses and structures, not to exceed 2.5 units per acre with a minimum lot width of 70 feet.
- B. The minimum heated floor area per dwelling unit shall be 2,200 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-foot high brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage. The garage doors shall be located behind the front porch or stoop.
- E. Provide recreation amenities as shown on the site plan submitted February 4, 2020.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of an administrative variance or by the Zoning Board of Appeals, as appropriate.
- B. All primary conservation space shall remain undisturbed.

- C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
- D. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- E. No direct lot access shall be allowed onto Bold Springs Road or Jones Phillips Road. One entrance shall be provided on Bold Springs Road.
- F. The Bold Springs Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- G. Screening shall be provided along the back of lots that back up to Bold Springs Road and Jones Phillips Road. It shall include a four board stained wooden fence, berms or vegetation. Plans shall be submitted to the Director of Planning and Development for review and approval.
- H. An active amenity area shall be constructed as shown on the submitted site plan. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- I. The developer shall install a six-foot high black vinyl coated chain link fence along the Lowrey (north) property line.
- J. All homes backing up to Bold Springs Road and Jones Phillips Road shall be constructed primarily of brick or stacked stone on the front façades and constructed with 50% brick or stacked stone on the side and rear façades.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.
- L. All grassed areas on dwelling lots shall be sodded.
- M. All utilities shall be placed underground.

- N. Provide an updated traffic study and if warranted by Gwinnett Department of Transportation, provide a left turn lane into the development.

- O. The detention pond adjacent to Bold Springs Road and Jones Phillips Road shall be fenced with a black vinyl coated chain link fence a minimum of four-feet in height and shall be fully screened from view of the right of way and adjacent residences with a double staggered row of evergreen trees.

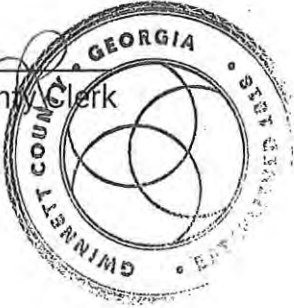
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diane Fern
County Clerk/Deputy County Clerk



ZONING LEGAL DESCRIPTION
BOLD SPRINGS ROAD

All that tract or parcel of land lying and being in Land Lot 325 of the 5th District of Gwinnett County and being more particularly described as follows:

To arrive at the **True Point of Beginning**, Commence at the intersection of the northern right of way line of Indian Shoals Road (60' R/W) with the western right of way line of Bold Springs Road (80' R/W). Proceed along the western right of way line of Bold Springs Road, N32°47'23"W, a distance of 291.21' to a point. Thence continue along said right of way along a curve to the right, an arc distance of 385.64' to a point. Said arc being subtended by a radius of 1178.04, a chord bearing of N31°20'28"W and a chord length of 385.50'. Thence continue along same said right of way, N30°08'44" W, a distance of 1207.40 to a point, said point being the **True Point of Beginning**.

From the **TRUE POINT OF BEGINNING**, as thus established, leaving said right of way line, proceed S61°29'02"W, a distance of 1606.41' to a point on the easterly right of way line of Jones Phillis Road (R/W varies); Thence continue along the easterly right of way of Jones Phillis Road (R/W varies), N28°55'07"W, a distance of 1447.91' to a point; Thence leaving said right of way. Proceed N60°46'26"E, a distance of 1605.87' to a point on the western right of way line of Bold Springs Road (80' R/W). Thence proceed along said right of way line, S27°41'57"E, a distance of 724.15' to a point; Thence continuing along said right of way, proceed S30°08'44"E, a distance of 744.00' to a point, which is the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land having an area of 53.67, more or less.

RECEIVED BY

DEC 06 2019

CIC 20010

Planning & Development

CASE NUMBER SUP2020-00009
GCID 2020-0173

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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	Out of Room
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 4-0, 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 SYLANNA WILLIAMS 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 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 five 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 of 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diana Ben
County Clerk/Deputy County Clerk



Written Description

All that tract or parcel of land lying and being in Land Lot 123 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at the southerly intersection of Shenandoah Lane (50' Right of Way) and the easterly right of way of Rosebud Road (Apparent Variable Right of Way); Thence along the right of way of Rosebud Road in a southerly direction a distance of 744 +/- feet to a ½" Rebar, said point being the Point of Beginning; Thence leaving said right of way North 74°57'11" East a distance of 386.21' to an Iron Pin Found; Thence South 28°48'25" East a distance of 264.09' to an Iron Pin Found; Thence South 75°04'23" West a distance of 454.67' to an Iron Pin Found along the right of way of Rosebud Road; Thence North 08°54'33" West a distance of 134.24' to a point; Thence North 19°07'43" West a distance of 122.40' to a ½" Rebar Found, said point being the Point of Beginning.

Said parcel containing 106,176 Square Feet or 2.4375 acres.

RECEIVED BY

SEP 15 2019

Planning&Development

SUP '20 00 9

CASE NUMBER SUP2020-00011
GCID 2020-0175

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 BETTINA S. BLAND for the proposed use of a HOME OCCUPATION (HAIR SALON) 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of a hair salon as a home occupation, operating within the existing single-family dwelling.
2. Limit the hours of operation from 9:00 a.m. to 9:00 p.m. Monday through Saturday.
3. No outside employees, other than the applicant, shall be permitted.
4. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
5. No more than one customer shall be permitted at a time.
6. Client parking shall be limited to the existing driveway. A parking lot, striped parking spaces or on-street parking related to the hair salon shall be prohibited.
7. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.
8. The Special Use Permit shall be valid for no more than a two-year period, at which time the Special Use Permit must be reapplied for and approved by the Board of Commissioners to continue the use.

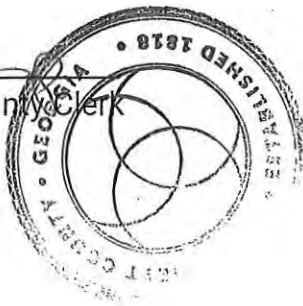
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Deanne K...
County Clerk/Deputy County Clerk



FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA
00 OCT 12 AM 8:00
TOM LAWLER, CLERK

AFTER HOURS
CALLA RAYMER, PADRICK
COBB, NICHOLS & CLARK
2381 PARKLAKE DRIVE, N.E.
SUITE 100
ATLANTA, GA 30345

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 90.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Return to:
McCalla, Raymer, Padrick, Cobb, Nichols & Clark,
Clark, LLC
2301 Parklake Drive, Suite 100
Atlanta, GA 30345

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
DeKalb COUNTY

THIS INDENTURE, made the 5th day of October, in the year two thousand and , between Kolleen Thyer n/k/a Kolleen Wilson

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Juanita S. Holloway and Bettina S. Starks

as joint tenants with survivorship and not as tenants in common as 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 NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, allenced, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 140 of the 5th District of Gwinnett County, Georgia, being Lot 46, Block B, Unit Six of Oakdale Woods, as per plat recorded in Plat Book X, page 158-A, Gwinnett County records, which plat is hereby referred to and made a part of this description, being improved property known as No. 376 Black Oak Court, according to the present system of numbering houses in Gwinnett County, Georgia.

fw

125376

RECEIVED BY

6 2019

SUP '20 0 1 1

Planned Development

CASE NUMBER SUP2020-00012

GCID 2020-0176

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 BELAL BAKHTYAR for the proposed use of a HOOKAH LOUNGE 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include a hookah lounge as a Special Use.
2. The hookah lounge leased space shall not exceed 1,500 square feet.
3. Abide by the supplemental regulations referenced in Section 230-130.
4. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
5. 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.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or 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.

9. 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3.9.20

ATTEST:

Diana Henderson
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 4 & 36 OF THE 7th DISTRICT GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTHERLY R/W OF OLD NORCROSS RD 209.98' FROM THE INTERSECTION OF THE EASTERLY R/W OF CRUSE RD AND THE SOUTHERLY R/W OF OLD NORCROSS RD; THENCE CONTINUING ALONG THE SOUTHERLY R/W OF OLD NORCROSS RD, N75°48'40"E, a distance of 534.30 feet to a TO A POINT; thence N77°08'10"E, a distance of 14.79 feet to a TO A POINT; THENCE LEAVING SAID SOUTHERLY R/W OF OLD NORCROSS RD, S14°53'51"E, a distance of 185.85 feet to a TO A POINT; thence S13°52'35"W, a distance of 60.28 feet to a TO A POINT; thence S74°54'38"W, a distance of 523.65 feet TO A POINT; THENCE 14°03'29"W, a distance of 247.60 feet to a POINT ON THE SOUTHERLY R/W OF OLD NORCROSS RD AND THE POINT OF BEGINNING

SAID TRACT OR PARCEL Containing 133,232.42 square feet or 3.0586 acres, more or less.

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Planning & Development

SUP '20012

CASE NUMBER SUP2020-00013
GCID 2020-0177

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: FEBRUARY 25, 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 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 XIAO JUN WEN for the proposed use of an ADULT DAY CARE 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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Office, institutional, and light-industrial uses, which may include a state-licensed day care facility as a Special Use Permit, serving no more than 100 adult clients at any time.
2. All adult day care activities shall be supervised by an employee of the day care center.
3. Prior to the start of day care operations, obtain any necessary permits to bring the structure and property up to all applicable building, fire and life safety codes, and obtain a Certificate of Occupancy.
4. Pick-up and drop-off shall occur on-site, on approved paved surfaces, and shall not impede traffic along Shackleford Road or Shackleford Court.
5. Hours of operation for the adult day care facility shall be limited to between 8:00am and 5:00pm, Monday through Friday.
6. Any new window, wall, or ground signage shall not exceed the Gwinnett County Sign Ordinance and shall be subject to review and approval by the Director of Planning and Development.
7. Wall signage shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
8. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and exposed

neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

9. Outdoor storage shall be prohibited on the property for any use.
10. All dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
11. All new 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.
12. Outdoor loudspeakers shall be prohibited.
13. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials 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, or sign-twirlers shall be prohibited.
14. Peddlers and/or parking lot sales shall be prohibited.
15. The owner shall repair or repaint 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: 3-9-20

ATTEST:

Diane [Signature]
County Clerk/Deputy



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LAND DESCRIPTION
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1.758 ACRES LYING AND BEING IN LAND LOTS 201 AND 210 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR PIN FOUND AT THE SOUTHERLY END OF A 12-FOOT FILLET OF THE RIGHT OF WAY INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD COURT, AN 80 FOOT RIGHT OF WAY, WITH THE NORTHWESTERLY RIGHT OF WAY OF SHACKLEFORD ROAD, AN 80 FOOT RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY OF SHACKLEFORD ROAD SOUTH 47 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 252.91 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 984.58 FEET AN ARC DISTANCE OF 145.62 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 51 DEGREES 47 MINUTES 47 SECONDS WEST A DISTANCE OF 145.49 FEET) TO A 1/2 INCH REBAR PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 29 DEGREES 33 MINUTES 20 SECONDS WEST A DISTANCE OF 196.00 FEET TO A 1/2 INCH REBAR PIN FOUND; THENCE NORTH 48 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 366.17 FEET TO A 1/2 INCH REBAR PIN FOUND ON AFORESAID SOUTHWESTERLY RIGHT OF WAY OF SHACKLEFORD COURT; THENCE ALONG SAID RIGHT OF WAY SOUTH 42 DEGREES 30 MINUTES 02 SECONDS EAST A DISTANCE OF 182.01 FEET TO A 1/2 INCH REBAR PIN FOUND AT THE NORTHERLY END OF AFORESAID FILLET OF THE RIGHT OF WAY INTERSECTION OF SHACKLEFORD COURT AND SHACKLEFORD ROAD; THENCE ALONG SAID FILLET AND RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET AN ARC DISTANCE OF 18.85 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 02 DEGREES 29 MINUTES 58 SECONDS WEST A DISTANCE OF 16.97 FEET) TO A 1/2 INCH REBAR PIN FOUND AND THE POINT OF BEGINNING.

CASE NUMBER RZC2020-00004
GCID 2020-0161

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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 C-2 by MTH ENTERPRISES, INC. for the proposed use of COMMERCIAL RETAIL USES (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 FEBRUARY 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

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

A. Retail and 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
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- yard trimmings composting facilities

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.) Masonry materials shall be of a natural color and shall not be painted. Final building elevations shall be submitted for review by the Director of Planning and Development.

2. To satisfy the following site development considerations:
 - A. Provide a 35-foot wide enhanced buffer adjacent to residentially-zoned property along the southeastern (rear) property line consisting of a row of Nellie Stevens Hollies staggered ten foot on center.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights of way.
 - C. Access shall be limited to existing driveways on the adjacent northeastern parcel and interparcel connectivity. No direct access shall be provided from Stone Mountain Highway.
 - D. Ground signage shall be limited to (a) monument-type sign(s) 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 signage shall not exceed eight feet in height.
 - E. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
 - F. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
 - G. Billboards or oversized signs shall be prohibited.
 - H. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate closure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
 - I. Outdoor loudspeakers shall be prohibited.
 - J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, so as not to shine directly into adjacent properties or rights of way.

- K. 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.
- L. Peddlers and/or parking lot sales shall be prohibited.
- M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Dan Cheng
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
2154 & 2164 Rosedale Road, Snellville, Georgia 30078

All that tracts or parcels of land lying and being in Land Lot 51, of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar set at the intersection of the Southeasterly right-of-way line of U.S. Highway 78 and the Northeasterly right-of-way of Rosedale Road; thence along said right-of-way of U.S. Highway 78 the following courses and distances:
North 42°56'14" East a distance of 91.79 feet to a ½ inch rebar set; thence South 47°03'46" East a distance of 6.18 feet to a ½ inch rebar set; thence North 42°56'14" East a distance of 54.76 feet to a ½ inch rebar set; thence leaving said right-of-way South 41°43'07" East a distance of 151.40 feet to a ½ inch rebar found; thence South 41°42'35" East a distance of 19.59 feet to a ½ inch rebar found; thence South 41°42'35" East a distance of 83.58 feet to a 1-inch open top pipe; thence South 48°10'54" West a distance of 213.87 feet to a square rod found on the Easterly right-of-way of Rosedale Road; thence along said right-of-way the following courses and distances:
North 19°06'18" West a distance of 119.04 feet to a ½ inch rebar set; thence North 19°09'20" West a distance of 89.90 feet to a ½ inch rebar set; thence North 54°59'27" West a distance of 56.04 feet to THE TRUE POINT OR PLACE OF BEGINNING

Said tracts or parcels of land containing 0.958 acres.

RZC '2000 4

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: FEBRUARY 25, 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	Nay
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried 4-1, 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 C-2 & M-1 to HRR by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of HIGH-RISE RESIDENTIAL 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 FEBRUARY 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of FEBRUARY 2020, that the aforesaid application to amend the Official Zoning Map from C-2 & M-1 to HRR is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3-9-20

ATTEST:

Diane H. [Signature]
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 157 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Northwesterly Right-of-Way of Meadow Church Road (R/W varies) and the Southwesterly Right-of-Way of Sugarloaf Parkway (160' R/W), if extended to form a point; THENCE leaving said Intersection, North 28 degrees 12 minutes 30 seconds West for a distance of 63.98 feet to a Point on the Southwesterly Right-of-Way of Sugarloaf Parkway; THENCE continuing along said Right-of-Way of Sugarloaf Parkway, North 28 degrees 12 minutes 30 seconds West for a distance of 241.11 feet to an Iron Pin Set, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from the said point as thus established and leaving the aforesaid Right-of-Way of Sugarloaf Parkway, South 60 degrees 20 minutes 38 seconds West for a distance of 456.63 feet to a ½" Rebar Found; THENCE North 29 degrees 56 minutes 07 seconds West for a distance of 498.96 feet to a ½" Rebar Found; THENCE North 40 degrees 05 minutes 24 seconds East for a distance of 53.42 feet to a ½" Rebar Found; THENCE North 45 degrees 08 minutes 36 seconds West for a distance of 183.62 feet to an Iron Pin Set; THENCE North 58 degrees 48 minutes 00 seconds East for a distance of 469.00 feet to an Iron Pin Set on the aforesaid Southwesterly Right-of-Way of Sugarloaf Parkway; THENCE continuing along said Right-of-Way the following three (3) courses and distances, along a curve to the right, having a radius of 11,379.15 feet and arc length of 257.55 feet, being subtended by a chord of South 29 degrees 34 minutes 14 seconds East for a distance of 257.54 feet to an Iron Pin Set; THENCE along a curve to the right, having a radius of 11,379.15 feet and arc length of 140.36 feet, being subtended by a chord of South 28 degrees 34 minutes 27 seconds East for a distance of 140.36 feet to a Point; THENCE South 28 degrees 12 minutes 30 seconds East for a distance of 309.26 feet to an Iron Pin Set, said point being THE POINT OF BEGINNING.

Said property contains 7.378 acres as shown as Lots 1 & 2, Block A on the Final Plat for Flannigan at Sugarloaf, recorded at Plat Book 124, Pages 71-72, Gwinnett County Records, Prepared by Precision Planning, Inc., dated June 10, 2008 (PPI Job# 06187).