

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

CASE NUMBER CIC2020-00005  
GCID 2020-0168

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MARCH 17, 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.

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|                             | <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    | Absent         | Absent      |
| Marlene Fosque, District 4  | Yes            | Aye         |

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On motion of COMM. BROOKS, which carried 4-0, 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 AM REALTY GA, LLC to Change the Conditions of Zoning on a tract of land zoned C-3 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 17<sup>th</sup> day of MARCH 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. No billboards shall be permitted.
2. Outdoor recreational uses shall be subject to the approval of a Special Use Permit by the Board of Commissioners after a public hearing and after a recommendation by the Planning Commission.
3. No mobile home or mobile home building, leasing or sales lot, new or used shall be permitted.
4. Automobile salvaging or parts salvaging shall be prohibited.
5. Automobiles shall only be parked on approved paved surfaces.
6. Any repair or servicing of vehicles for sale shall be conducted indoors.
7. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area.
8. Outdoor sales, storage or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: April 7, 2020

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



REZONING AREA DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN LAND LOTS 206 & 207, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN ON THE SOUTHWEST TERMINUS OF THE SOUTHERLY MARGIN OF THE RIGHT-OF-WAY OF COMMERCE AVENUE (88 FOOT PUBLIC RIGHT-OF-WAY) HAVING GA WEST GRID COORDINATES OF N 1,440,362.08, E 2,310,200.15, THENCE ALONG A TIE LINE S00°52'43"W A DISTANCE OF 942.56 FEET TO A POINT ON NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF INTERSTATE 85 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY (FOR THE FOLLOWING THREE CALLS) (1) THENCE S61°13'01"W A DISTANCE OF 251.90 FEET TO A MONUMENT, (2) THENCE S30°15'41"E A DISTANCE OF 45.42 FEET TO A POINT, (3) THENCE S59°44'19"W A DISTANCE OF 16.92 FEET TO A DRILL HOLE, THENCE ALONG THE COMMON LINE OF GWINNETT COUNTY GEORGIA (FOR THE FOLLOWING SEVEN CALLS) (1) N30°16'31"W A DISTANCE OF 113.18 FEET TO A DRILL HOLE, (2) THENCE N59°44'15"E A DISTANCE OF 161.17 FEET TO A NAIL, (3) THENCE N30°16'40"W A DISTANCE OF 249.57 FEET TO A POINT, (4) THENCE N73°51'37"W A DISTANCE OF 26.49 FEET TO A POINT, (5) THENCE S59°44'17"W A DISTANCE OF 85.23 FEET TO A POINT, (6) THENCE N30°12'10"W A DISTANCE OF 100.92 FEET TO AN IRON PIN, (7) THENCE N33°27'34"W A DISTANCE OF 65.53 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF GWINNETT PLACE MALL GA, LLC. ALONG A COUNTERCLOCKWISE CURVE FOR 218.06 FEET HAVING A RADIUS OF 954.93 FEET A CHORD BEARING OF N50°23'43"E AND A CHORD DISTANCE OF 217.59 FEET TO A POINT, THENCE S30°15'45"E A DISTANCE OF 544.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 87,025 S.F. OR 1.998 ACRES MORE OR LESS.

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DEC 04 2019

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