

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

CASE NUMBER CIC2020-00001
GCID 2020-0060

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by JPM OUTLOOK, LLC to Change the Conditions of Zoning on a tract of land zoned RM-10 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Limited to a maximum of 52 units.
 - B. The minimum heated floor area per dwelling unit shall be 1,600 square feet unless the property is accepted into a Georgia Department of Community Affairs' Affordable Housing funding program at which time a maximum six one-bedroom units may be constructed at 800 square feet and the remaining units shall be at least 1,300 square feet. Proof of participation in such programs shall be made to the Director of Planning and Development.
 - C. The exterior of the townhouse buildings shall be constructed of at least 50 percent brick or stacked stone with remaining materials being wood or fiber-cement or siding. Final building plans shall be subject to the review and approval of the Director of the Department of Planning and Development.
 - D. All dwellings shall have at least a single-car garage.
 - E. Street (driveway) design shall be subject to review and approval of the Gwinnett County Department of Transportation.
 - F. Provide the following minimum vehicle parking: 52 garage parking stalls and 104 surface parking stalls.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 60-foot wide undisturbed buffer adjacent to all single-family residential zoning. Where sparsely vegetated, buffer area shall be supplemented with 2-1/2 to 3-foot evergreen trees to provide an effective visual screen, subject to review and approval by the Director of Planning and Development.

- B. Provide a 50-foot wide landscaped setback along Lawrenceville Highway. The landscaped setback shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30-foot on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- C. All grassed areas shall be sodded.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. The applicant, in order to provide to school authorities detailed information on the impact the development may have on the school system, shall notify the School Board and School Board Planning Staff in writing, the number of units in the development and the type of housing, the number of bedrooms per house, and the phasing of the development, prior to the issuance of a Development Permit.
- F. Transportation to the nearest public transportation stop or station shall be provided by property management.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



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 Lot 139 of the 6th District of Gwinnett County, Georgia, and being more particularly described as follows:

Commence at a point 1920.78 feet easterly along the centerline of U.S. Hwy. No. 29 (A.K.A. Georgia State Route No. 8) from its intersection with the centerline of Jimmy Carter Boulevard; THENCE North 19°30.00. West a distance of 50.00 feet to a ½. rebar set on the northerly right of way of U.S. Hwy. No. 29 (right of way width varies), said point being the POINT OF BEGINNING; THENCE, leaving said right of way, North 19°30.00. West a distance of 581.98 feet to a ½. rebar set; thence North 70°30.00. East a distance of 300.00 feet to a ½. rebar set; thence South 19°30.00. East a distance of 583.35 feet to a ½. rebar set on the northerly right of way of U.S. Hwy. No. 29 (right of way width varies); thence, along said right of way, South 70°45.40. West a distance of 300.00 feet to a ½. rebar set at the POINT OF BEGINNING.

Said parcel contains 4.0128 acres and is shown as Tract 1 on that Final Plat for M & N, LLC; dated: March 14, 2013 and last revised May 1, 2013 prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., R.L.S. No. 2040 as recorded in Plat Book 130, Pages 32-33 of Gwinnett County, Georgia records.

Said parcel also being shown as Tract MP1 on that certain ALTA/ACSM Land Title Survey for: A2GO PROPERTIES, LLC; COMMUNITY & SOUTHERN BANK; AND CHICAGO TITLE INSURANCE COMPANY

dated: August 26, 2013 and last revised September 25, 2013, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., R.L.S. No. 2040.

SURVEYOR'S CERTIFICATION

TO:

A2GO PROPERTIES, LLC; COMMUNITY & SOUTHERN BANK;
AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED (THIS "SURVEY") WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 11(A), AND 13 OF TABLE A THEREOF.

Lloyd C. McNally, Jr.

8-26-2013

LLOYD C. McNALLY, JR., R.L.S. NO. 2040.

DATE

RECEIVED BY

CIC 20001

OCT 29 2019

Planning&Development

CASE NUMBER CIC2020-00008
GCID 2020-0170

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. Remove the portion of the property identified as "Parcel D" on the referenced site plan from the legal description of this parcel. This parcel shall remain zoned R-100.
2. The general conditions for the entire project are made part of the conditions for approval, as applicable to the portion of the portion of this tract rezoned.
3. In addition to the general conditions, the developer shall:
 - A. Restrict the use of the property to office/warehousing/distribution and accessory uses at a maximum density of 13,000 square feet of gross floor area per gross acre zoned.
 - B. Provide a ten-foot wide landscaped strip along McGinnis Ferry Road. Additional plantings of under canopy evergreen trees and shrubs are to be made within this landscaped area to provide an effective visual screen of the project from the right-of-way. The type, spacing, size, quantity and mix of plantings shall be approved by the Department of Development.
 - C. Provide a 25-foot wide landscaped strip or natural buffer along the right of way of I-85.
 - D. Provide an additional 50-foot wide undisturbed natural buffer adjacent to the residential outparcels along Burnette Road, as long as they remain residentially zoned, consistent with the requirements of 2(J) of the general conditions.
 - E. Prior to the issuance of a development permit which requires access via the temporary road from Wildwood Road, the developer will deposit in

- escrow \$25 per linear foot prior to the rezoning action with the Gwinnett County Engineering Department for safety and loadbearing improvements to the portion of Wildwood Road between the ultimate location of the temporary access road and Old Peachtree Road. These funds may be used to reimburse the county for said improvements in the event they are made prior to the issuance of a development permit.
- F. The proposed temporary street access from Wildwood Road to the route of the Satellite boulevard extension is to be closed and a cul-de-sac provided no later than 90 days after the completion of the extension of Satellite Boulevard thru to Old Peachtree Road or a different access point becomes available closer to Old Peachtree Road on Wildwood Road and a buffer reestablished along Wildwood Road. The temporary access from the cul-de-sac to Wildwood Road to be a private road.
 - G. Provide a 100-foot setback adjacent to Parcel D.
 - H. Restrict building sites abutting the required buffer to Parcel D to a maximum of two stories.
 - I. The project to be developed in general accordance with the conceptual land use plan prepared by Franzman/Davis and dated February 23, 1987. A final conceptual master plan for each phase of subdivision development, showing probable curb cuts, parcel access locations, conceptual lot or subdivision dividing lines and all conditioned buffers, shall be submitted for review and approval by the Planning Commission prior to the issuance of the first development permit within that phase of development.
2. The following conditions shall be incorporated into and recorded as part of the Restrictive Covenants which shall be recorded for each site in the project, including those portions not located within the unincorporated portions of Gwinnett County:
- A. Building facades are to be finished in brick, stucco, stone, decorative concrete or masonry products, wood, glass, or any combination thereof.
 - B. No truck dock or loading doors are to face any required residential buffer unless screened by a fence or wall a minimum of eight feet and a maximum of twelve feet in height. The exact height of said fence or wall for each individual site shall be determined by the Department of Development after a

review of the impact of truck docks or loading doors on the adjacent residential uses.

- C. No truck terminals, truckstop-type facilities or billboards are permitted. Accessory use helicopter pads, if any, are to be permitted no less than 1,500 feet from any residential property. Commercial helicopter facilities are prohibited.
- D. All exterior lighting to be contained in cut-off type luminaries or directed toward the buildings in this project.
- E. Dumpster pads and all outside storage areas are to be screened to a height of eight feet with a fence or wall and cannot be located within 25 feet from any stream buffer or required buffer.
- F. Provide a minimum five-foot-wide landscaped strip within the perimeter of a subdivided lot except for approved access points and utility crossings. The mix of plantings are to include various types of trees, shrubs, plants, and grasses.
- G. Provide a 15-foot-wide landscaped strip outside of the new dedicated right-of-way of Satellite Boulevard and grant a utility easement in the landscaped strip to Gwinnett County. Provide a ten-foot wide landscaped strip outside the right-of-way of any other public roads. Both landscape strips are to follow the guideline in paragraph 2(F).
- H. No individual lots are to be subdivided into parcels of less than one acre on all M-1 and O-I zoned property and $\frac{3}{4}$ acre on any C-2 property.
- I. All flood hazard areas are to be left undisturbed unless the Department of Development of Gwinnett County approves road or utility crossings, drainage ways, or detention or retention ponds for stormwater runoff control; or a variance being approved by the Zoning Board of Appeals on property located within unincorporated Gwinnett County.
- J. A minimum 50-foot wide buffer, undisturbed except for utility crossings, access points and revegetation to provide a visual screen, is to be established where the property abuts residential uses as long as the property remains residentially zoned.

- K. The developer shall be responsible for the ongoing maintenance of all landscaped areas within the project.
 - L. The sign regulations, as specified in the Zoning Resolution of Gwinnett County, are to be applied as the minimum standards for development within the project.
 - M. No new overhead utility lines shall be permitted within the project, except for temporary lines as required during construction.
3. No direct lot access for nonresidential properties is permitted onto Wildwood Road, the realigned Smithtown Road, or Sawmill Drive. Additional site access from McGinnis Ferry Road shall be subject to review and approval by Gwinnett County DOT, and shall not create a through connection to Shawnee Industrial Way.
 4. Restrictive covenants are to be recorded as deed restrictions prior to the issuance of a Certificate of Occupancy for the sites in the project.
 5. The developer shall dedicate at no cost to Gwinnett County the following rights-of-way prior to the issuance of any development or building permits on sites abutting the rights-of-way:
 - a. 50 feet right-of-way from the centerline on Burnette Road
 - b. 100 feet of right-of-way for the extension of Satellite Boulevard and up to an additional 20 feet of right-of-way for turning lanes at the intersections of the extension with Burnette Road and State Route 317. Right-of-way is to be determined by the Gwinnett County Development Regulations.
 - c. 30 feet of right-of-way from the centerline on Smithtown Road.
 - d. 60 feet of right-of-way from the centerline on State Route 317.
 - e. Right-of-way as required from the realignment of other existing streets within the development as specified in the Gwinnett County Development Regulations.
 6. The exact alignment of the extension of Satellite Boulevard shall be approved by the Gwinnett County Department of Development. All costs associated with the construction of four thru lanes for the extension of Satellite Boulevard through the project are to be paid by the developer. The roadway is to be constructed according to the Development Regulations of Gwinnett County. Construction of the Satellite Boulevard extension shall proceed from the intersection of Satellite

Boulevard with State Route 317 and/or from the property line closest to Old Peachtree Road.

7. The phasing-in of the construction of the extension of Satellite Boulevard is be permitted, provided that within the section of the extension of Satellite Boulevard between the property line closest to Old Peachtree Road and State Route 317, a maximum of 800,000 square feet of gross floor area based upon a mix of 80% warehouse and 20% office space may be constructed in the portion served by access from Wildwood Road until two lanes are constructed thru to State Route 317. Depending on the actual mix built of proposed, this maximum square footage may be raised or lowered by the Department of Development so long as the peak hour vehicle trips generated is consistent with the vehicle trips generated by the 80/20 mix specified.
8. Installation of curbing and guttering may be delayed adjacent to the Satellite Boulevard extension until the ultimate roadway width is complete. Funds for curbing and guttering shall be placed in escrow with the Engineering Department as development occurs adjacent to this roadway.
9. The developer shall be required to provide a traffic and sewer/water infrastructure impact study for the project at intervals of a minimum of 1,000,000 and maximum of 1,500,000 square feet submitted for development.
10. The developer shall initiate petitions to remove the following sections of roads from the Truck Routes of Gwinnett County with the consent of the Engineering Department of Gwinnett County:
 - A. The section of Wildwood Road North from its intersection with the temporary access road before any development permit is issued on RZ-4-87.
 - B. The section of Burnette Road from the Falcon Complex access US Highway 23 after the Satellite Boulevard extension is complete between Burnette Road and State Route 317.
11. Until the extension of Satellite Boulevard is completed from the property boundary closest to Old Peachtree Road through to State Route 317, all final site plans for development in the area between Burnette Road and Old Peachtree Road are to be submitted to the Planning Commission for its review and approval prior to the issuance of any building permits.

12. The following tree and vegetation protection shall apply to the entire project in addition to the requirements of 2(l) before:

- a. Initial clearing shall be limited to approved right-of-way, utility access, drainageways, silt ponds, detention ponds and soil borrow areas to be used in the construction of roadways until sketch plans are submitted and approved for development by Gwinnett County on individual sites.
- b. Dead trees and underbrush may be cleared with the approval of the Development Department of Gwinnett County on individual sites and within required natural buffers.

13. The requirements for stream buffers for the tributaries of the Chattahoochee River are to be met as minimum standards for the project.

14. As per the letter dated February 5, 1987, from the applicant: In the absence of any other method of funding transportation improvements offside of this project by Gwinnett County, the developer shall establish an escrow account as discussed below or other acceptable mechanism with the Engineering Department of Gwinnett County to offset the cost of the following specific improvements:

a. Signalization of the intersections at:

1. I-85 and State Route 317;
2. State Route 317 and Satellite Boulevard extension;
3. State Route 317 and Smithtown Road;
4. Satellite Boulevard extension and Burnette Road;
5. Satellite Boulevard extension and Old Peachtree Road; and
6. Satellite Boulevard extension and Smithtown Road.

b. Construction of improvements to:

- i. State Route 317 from U.S. Highway 23 to I-85;
- ii. The interchange at I-85 and State Route 317;
- iii. A potential new east-west arterial road connecting Burnette Road across I-85 with Old Peachtree Road;

- iv. The interchange at I-85 and Old Peachtree Road;
- v. Extension of Satellite Boulevard between Wildwood Road and Old Peachtree Road; and
- vi. Expansion of Satellite Boulevard beyond four lanes.

It is intended that these road improvements be funded by a mix of both private and public funds, therefore, the escrow account or other acceptable mechanism is to be the sole source of funds from the developer to offset the developers share of costs of the specified offsite improvements. Should another method of funding offside transportation improvements be implemented by Gwinnett County, this mechanism would cease immediately.

The Engineering Department of Gwinnett County shall have the discretion of determining how the funds are to be utilized for these specific improvements with written notification to the developer of how funds are spent and applicant's share of said offsite improvements.

15. As per the letter dated February 5, 1987, from the applicant: The developer is to make the contributions to the above-mentioned escrow account according to the following schedule:
- a. Prior to the issuance of any development permits, the developer shall deposit the sum of \$50/acre for the rezoned land contained within the project.
 - b. Prior to the issuance of a building permit for an individual site, the developer shall deposit a sum equal to \$150 per 1,000 square feet of gross floor area for the site to be constructed within the project.
16. On site or master stormwater runoff detention or retention facilities are to be designed so that they are not located within any required buffer against residential property as long as it remains residentially zoned.
17. These conditions shall bind and relate solely to the property itself and the applicant's successors or assigns.

CASE NUMBER CIC2020-00008
GCID 2020-0170

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING ON LAND LOT 168 OF THE 7th LAND DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 7.4855 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BURNETTE ROAD, HAVING A RIGHT OF WAY WIDTH OF 80 FEET AND THE EASTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD, HAVING A RIGHT OF WAY WIDTH THAT VARIES, SAID REBAR BEING AT THE NORTHEASTERLY END OF A RIGHT OF WAY MITER; THENCE RUNNING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BURNETTE ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 71 DEGREES 36 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 115.72 FEET TO AN IRON PIN SET; SOUTH 73 DEGREES 48 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 97.50 FEET TO AN IRON PIN SET; SOUTH 77 DEGREES 37 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 112.42 FEET TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 14 DEGREES 51 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 560.00 FEET TO AN IRON PIN SET; THENCE SOUTH 74 DEGREES 05 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 180.03 FEET TO AN IRON PIN SET; THENCE SOUTH 42 DEGREES 04 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 62.51 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAWNEE INDUSTRIAL WAY, HAVING A RIGHT OF WAY WIDTH OF 60 FEET; THENCE RUNNING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAWNEE INDUSTRIAL WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND AN ARC LENGTH OF 94.04 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 39 DEGREES 45 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 93.72 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 74 DEGREES 05 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 642.54 FEET TO A 1/2" REBAR FOUND ON THE EASTERLY RIGHT OF WAY LINE OF SAID SATELLITE BOULEVARD; THENCE RUNNING ALONG THE EASTERLY RIGHT OF WAY LINE OF SATELLITE BOULEVARD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 904.93 FEET AND AN ARC LENGTH OF 209.45 FEET, BEING SUBTENDED BY A CHORD OF NORTH 05 DEGREES 51 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 208.98 FEET TO AN IRON PIN SET; SOUTH 77 DEGREES 30 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO AN IRON PIN SET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 894.93 FEET AND AN ARC LENGTH OF 315.38 FEET, BEING SUBTENDED BY A CHORD OF NORTH 22 DEGREES 35 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 313.75 FEET TO AN IRON PIN SET; NORTH 32 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 59.89 FEET TO AN IRON PIN SET AT THE SOUTHWESTERLY END OF AFORESAID RIGHT OF WAY MITER; ALONG SAID RIGHT OF WAY MITER NORTH 55 DEGREES 34 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 132.47 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID BURNETTE ROAD, SAID REBAR BEING THE POINT OF BEGINNING.

RECEIVED BY

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CIC 2000

Planning & Development

CASE NUMBER CIC2020-00009
GCID 2020-0171

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 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 CLAYTON PROPERTIES GROUP, INC. DBA CHAFIN BUILDER 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 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 154 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,400 square feet for two-story homes.
 - C. Homes shall be constructed with front facades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The 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 Chandler Road or Sharpton Trail.

- F. The Chandler 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. An active amenity area shall be constructed in general accordance with 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.
 - H. Natural vegetation shall remain on the property until the issuance of a development permit.
 - I. All grassed areas on dwelling lots shall be sodded.
 - J. All utilities shall be placed underground.
 - K. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.
3. Abide by the following requirements, dedications, and improvements:
- A. Subject to review and approval by Gwinnett DOT, the developer shall provide an adequate paved turn around at each end of the roadway abandonment of Sharpton Trail. The conservation space strip may be reduced where necessary to accommodate said turn around.

CASE NUMBER CIC2020-00009
GCID 2020-0171

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 142 & 179 of the 5th District of Gwinnett County, Georgia being comprised of Tracts 1 thru 4 and containing 70.153 acres according to a Retracement Survey for Clayton Properties Group, Inc. and Chicago Title Insurance Company dated July 12, 2019 by Land Development Surveyors, Inc., bearing the seal of Lee Jay Johnson, Georgia RLS No. 2846, and being more particularly described as follows:

Commence from a ½" open top pipe found at the intersection of Land Lots 168, 169, 184 & 185 and run thence along the line dividing Land Lots 168 & 169 South 60 degrees 20 minutes 37 seconds West 37.49 feet to a point; continue thence along said Land Lot line South 60 degrees 23 minutes 22 seconds West 331.86 feet to a ½" rebar found; continue thence along said Land Lot line South 60 degrees 13 minutes 47 seconds West 161.56 feet to a ½" rebar found; thence continuing along said Land Lot line South 60 degrees 20 minutes 27 seconds West 130.07 feet to a ½" rebar found; thence leaving said Land Lot line, run North 30 degrees 00 minutes 49 seconds West 325.82 feet to a ½" rebar found; run thence North 30 degrees 02 minutes 51 seconds West 905.73 feet to a point; run thence North 30 degrees 00 minutes 34 seconds West 2,009.59 feet to a point in the centerline of a creek; run thence along said centerline and following the meanderings thereof 1,095.22 feet more or less the following courses and distances:

North 53 degrees 03 minutes 58 seconds East 5.31 feet; South 50 degrees 43 minutes 25 seconds East 28.79 feet; South 70 degrees 58 minutes 33 seconds East 19.08 feet; North 71 degrees 06 minutes 24 seconds East 53.64 feet; South 77 degrees 52 minutes 07 seconds East 39.32 feet; South 85 degrees 30 minutes 53 seconds East 76.23 feet; South 82 degrees 08 minutes 45 seconds East 52.41 feet; North 76 degrees 41 minutes 32 seconds East 33.19 feet; South 56 degrees 10 minutes 06 seconds East 25.83 feet; North 69 degrees 24 minutes 00 seconds East 47.18 feet; South 65 degrees 37 minutes 25 seconds East 51.55 feet; North 83 degrees 28 minutes 53 seconds East 45.77 feet; South 61 degrees 23 minutes 02 seconds East 39.59 feet; North 83 degrees 10 minutes 42 seconds East 34.73 feet; North 89 degrees 24 minutes 30 seconds East 35.30 feet; South 73 degrees 22 minutes 29 seconds East 49.99 feet; North 72 degrees 26 minutes 30 seconds East 35.61 feet; South 86 degrees 10 minutes 22 seconds East 38.90 feet; North 77 degrees 31 minutes 17 seconds East 37.24 feet; North 83 degrees 03 minutes 35 seconds East 21.65 feet; South 73 degrees 44 minutes 10 seconds East 22.07 feet; South 37 degrees 21 minutes 12 seconds East 45.08 feet; South 87 degrees 44 minutes 54 seconds East 19.25 feet; North 58 degrees 18 minutes 15 seconds East 51.65 feet; South 86 degrees 40 minutes 18 seconds East 20.20 feet; South 52 degrees 47 minutes 10 seconds East 24.82 feet; South 84 degrees 08 minutes 53 seconds East 55.11 feet; South 85 degrees 36 minutes 19 seconds East 39.10 feet; South 89 degrees 49 minutes 39 seconds East 31.90 feet; North 64 degrees 58 minutes 46 seconds East 14.74 feet at the intersection of said centerline with the southwesterly right of way of Chandler Road (80' Right of Way);

Run thence along said right of way the following courses and distances: South 48 degrees 33 minutes 14 seconds East 74.00 feet; South 50 degrees 32 minutes 21 seconds East 141.83 feet; an arc distance of 195.62 feet, said arc having a radius of 1,681.13 feet and being subtended by a chord bearing South 55

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degrees 57 minutes 59 seconds East 195.51 feet; South 57 degrees 47 minutes 40 seconds East 131.93 feet; South 56 degrees 48 minutes 19 seconds East 250.03 feet; South 57 degrees 07 minutes 07 seconds East 159.71 feet, an arc distance of 326.41 feet, said arc having a radius of 1,834.44 feet and being subtended by a chord bearing South 52 degrees 35 minutes 04 seconds East 325.98 feet; an arc distance of 143.03 feet, said arc having a radius of 6,214.34 feet, said arc being subtended by a chord bearing South 45 degrees 39 minutes 08 seconds East 143.03 feet; South 43 degrees 34 minutes 50 seconds East 275.70 feet; South 44 degrees 10 minutes 40 seconds East 103.45 feet; thence leaving said right of way, run South 03 degrees 59 minutes 28 seconds West 123.52 feet to a 7/8" rebar found; run thence South 52 degrees 03 minutes 18 seconds West 643.48 feet to a point on the line dividing Land Lot 169 and 184; run thence along said land lot line the following courses and distances: South 29 degrees 51 minutes 10 seconds East 242.91 feet to a 1" open top pipe found; South 29 degrees 58 minutes 02 seconds East 135.64 feet to a 1/2" rebar found; South 29 degrees 21 minutes 36 seconds East 402.26 feet to a 1/2" rebar found at the intersection of Land Lots 168, 169, 184 & 185 and the POINT OF BEGINNING

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CASE NUMBER RZR2020-00006
GCID 2020-0166

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 26, 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 TND by RICHARDSON HOUSING GROUP for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



**LAND DESCRIPTION
NORTH TRACT**

All that tract or parcel of land lying and being in Land Lot 158 of the 6th/ Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Intersection of the Northerly Right-of-Way of Vernon Street (60' R/W) and the Easterly Right-of-Way of Freeman Drive (60' R/W); THENCE leaving said Intersection and continuing along said Right-of-Way of Vernon Street the following two (2) courses and distances THENCE North 65 degrees 59 minutes 02 seconds East for a distance of 126.56 feet to a Point; THENCE North 63 degrees 37 minutes 58 seconds East for a distance of 62.29 feet to a Point, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving the aforesaid Right-of-Way of Vernon Street North 25 degrees 28 minutes 18 seconds West for a distance of 209.14 feet to a Point; THENCE North 64 degrees 31 minutes 42 seconds East for a distance of 770.00 feet to a Point; THENCE South 52 degrees 46 minutes 18 seconds East for a distance of 425.80 feet to a Point; THENCE South 09 degrees 14 minutes 18 seconds East for a distance of 78.10 feet to a Point; THENCE South 61 degrees 01 minutes 26 seconds West for a distance of 142.23 feet to a Point on the aforesaid Northerly Right-of-Way of Vernon Street; THENCE continuing along said Right-of-Way the following eight (8) courses and distances North 58 degrees 30 minutes 12 seconds West for a distance of 205.77 feet to a Point; THENCE along a curve to the left having a radius of 219.59 feet and arc length of 73.85 feet being subtended by a chord of North 64 degrees 42 minutes 31 seconds West for a distance of 73.50 feet to a Point; THENCE along a curve to the left having a radius of 106.52 feet and arc length of 71.95 feet being subtended by a chord of South 85 degrees 42 minutes 49 seconds West for a distance of 70.59 feet to a Point; THENCE South 68 degrees 23 minutes 25 seconds West for a distance of 36.55 feet to a Point; THENCE South 65 degrees 38 minutes 01 seconds West for a distance of 61.45 feet to a Point; THENCE South 64 degrees 25 minutes 52 seconds West for a distance of 175.30 feet to a Point; THENCE South 63 degrees 21 minutes 08 seconds West for a distance of 129.20 feet to a Point; THENCE South 63 degrees 37 minutes 58 seconds West for a distance of 174.66 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 5.141 Acres (223,947 Square Feet).

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CASE NUMBER RZR2020-00007
GCID 2020-0167

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 26, 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 TND by RICHARDSON HOUSING GROUP for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Sina M. King
County Clerk/Deputy County Clerk



**LAND DESCRIPTION
SOUTH TRACT**

All that tract or parcel of land lying and being in Land Lot 158 of the 6th/ Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at the Intersection of the Northerly Right-of-Way of Vernon Street (60' R/W) and the Easterly Right-of-Way of Freeman Drive (60' R/W); THENCE leaving said Intersection South 37 degrees 33 minutes 15 seconds East for a distance of 61.71 feet to a point on the Southerly Right-of-Way of Vernon Street, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Vernon Street the following ten (10) courses and distances North 65 degrees 59 minutes 02 seconds East for a distance of 113.34 feet to a Point; THENCE North 63 degrees 37 minutes 58 seconds East for a distance of 162.00 feet to a Point; THENCE North 63 degrees 37 minutes 58 seconds East for a distance of 76.33 feet to a Point; THENCE North 63 degrees 20 minutes 51 seconds East for a distance of 128.22 feet to a Point; THENCE North 64 degrees 25 minutes 36 seconds East for a distance of 174.04 feet to a Point;

THENCE North 65 degrees 38 minutes 01 seconds East for a distance of 61.45 feet to a Point; THENCE North 68 degrees 30 minutes 31 seconds East for a distance of 34.89 feet to a Point; THENCE along a curve to the right having a radius of 46.59 feet and arc length of 31.70 feet being subtended by a chord of North 84 degrees 45 minutes 56 seconds East for a distance of 31.09 feet to a Point; THENCE along a curve to the right having a radius of 159.59 feet and arc length of 55.33 feet being subtended by a chord of South 64 degrees 24 minutes 42 seconds East for a distance of 55.05 feet to a Point; THENCE South 58 degrees 30 minutes 12 seconds East for a distance of 199.59 feet to a Point; THENCE leaving said Right-of-Way along a curve to the left having a radius of 115.72 feet and arc length of 81.73 feet being subtended by a chord of South 24 degrees 48 minutes 04 seconds West for a distance of 80.04 feet to a Point; THENCE South 14 degrees 34 minutes 01 seconds West for a distance of 115.96 feet to a Point; THENCE South 85 degrees 23 minutes 57 seconds West for a distance of 176.25 feet to a Point; THENCE South 64 degrees 26 minutes 30 seconds West for a distance of 552.12 feet to a Point on the aforesaid Easterly Right-of-Way of Freeman Drive; THENCE continuing along said Right-of-Way the following two (2) courses and distances North 39 degrees 20 minutes 33 seconds West for a distance of 234.79 feet to a Point; THENCE along a curve to the right having a radius of 588.33 feet and arc length of 72.06 feet being subtended by a chord of North 36 degrees 11 minutes 51 seconds West for a distance of 72.01 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 5.806 Acres (252,931 Square Feet).

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CASE NUMBER CIC2020-00011
GCID 2020-0244

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 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 DANUT ANDRONESI to Change the Conditions of Zoning on a tract of land zoned R-100 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 MAY 26, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 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.
 - B. The minimum heated floor area for each home shall be 2,400 square feet.
 - C. Homes shall be constructed primarily of brick, stone, and/or stucco, with the balance of the home being the same or wood or fiber-cement siding.
 - D. All homes shall have double car garages.
2. To satisfy the following site development considerations:
 - A. All disturbed areas shall be sodded.
 - B. Homes shall maintain a 50-foot setback from Mineral Springs Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Sina M. King
County Clerk/Deputy County Clerk





Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road • Buford, Georgia • 30519

770-614-3004 • Fax # 770-614-3956

**1530 Mineral Springs Road
Proposed Rezoning to R-100**

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

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

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

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

1530 Mineral Springs Road
Gwinnett County, Georgia
9/9/16

RZR 17001



9/9/16

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CIC 20011

Planning & Development

CASE NUMBER CIC2020-00012
GCID 2020-0245

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 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 by CENTURY COMMUNITIES OF GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned R-60 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The maximum number of lots shall be 16.
 - C. The minimum heated floor area per dwelling shall be 1,600 square feet.
 - D. Homes shall be constructed with a minimum of 50% of brick and/or stacked stone on front and side façades. The balance of the home may be the same or fiber-cement shake or siding with a minimum three-foot brick or stacked stone water table.
 - E. All dwellings shall have at least a double-car garage. The width of the garage wall shall not exceed 55% of the width of the front façade of the dwelling.
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 a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Sole access to the development shall be through the overall proposed development with access on Friendship Road.
 - C. Provide a Tree Specimen Concept Plan prior to the approval of a development permit, subject to the review and approval of the Director of

Planning and Development as required by the Unified Development Ordinance.

- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. All grassed areas on dwelling lots shall be sodded.
- F. Underground utilities shall be provided throughout the development.
- G. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.
- H. Detention pond(s) 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 adjacent residences with a double staggered row of evergreens.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



LAND DESCRIPTION
A PORTION OF TRACT ONE
10.824 ACRES
GWINNETT COUNTY, GEORGIA

All that tract or parcel of land lying and being GMD 1397, Gwinnett County, Georgia, containing 10.824 acres and being more particularly described as follows:

COMMENCING at a point at the northwesterly end of the mitered intersection at the intersection of the southerly Right-of-Way of Friendship Road (State Route 347) (Right-of-Way width varies) and the westerly Right-of-Way of Windgate Drive (Right-of-Way width varies); THENCE along the southerly Right-of-Way of Friendship Road 896.64 feet in a westerly direction to an iron pin found; Thence departing said Right-of-Way, South 18 degrees 35 minutes 37 seconds West for a distance of 1494.09 feet to a point on the dividing line of Hall County, Georgia (Friendship GMD (1419)) and Gwinnett County (Pucketts GMD (1397)), said Point being the POINT OF BEGINNING; THENCE continue South 18 degrees 35 minutes 37 seconds West for a distance of 539.90 feet to an iron pin found; THENCE North 51 degrees 41 minutes 19 seconds West for a distance of 627.61 feet to an iron pin found; THENCE North 49 degrees 16 minutes 18 seconds West for a distance of 927.91 feet to an iron pin found; THENCE North 13 degrees 17 minutes 07 seconds East for a distance of 93.88 feet to an iron pin set on the dividing line of Hall County, Georgia (Friendship GMD (1419)) and Gwinnett County (Pucketts GMD (1397)); THENCE along the dividing line between Hall County and Gwinnett County, South 66 degrees 54 minutes 06 seconds East for a distance of 1463.54 feet to the POINT OF BEGINNING.

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CIC 20012

CASE NUMBER SUP2020-00014
GCID 2020-0248

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by GREG BENNETT for the proposed use of a LANDSCAPE CONTRACTORS OFFICE (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 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 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. Retail, service-commercial, office and accessory uses, which may include a landscape contractor's office as a special use.
 - B. Any new building(s) or exterior building renovations shall be finished with architectural treatments of glass, brick, and/or stacked stone. Stucco may only be used as an accent material. Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
 - C. Outdoor storage of equipment, supplies, and materials shall be prohibited.
 - D. A maximum of eight vehicles may be parked on site overnight. Vehicles shall be parked in the rear yard on a paved surface and within an area enclosed by a minimum six-foot opaque stained wood privacy fence. The fence shall be maintained in good condition by the property owner.
 - E. On-site repair and servicing of lawn equipment or service vehicles shall be prohibited.
 - F. The existing unpermitted structure along the southern property line shall be removed within 30 days of approval of this Special Use Permit.
2. To satisfy the following site development considerations:
 - A. No zoning buffers are required.

- B. Billboards or oversized signs shall be prohibited.
- C. 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.
- D. Outdoor loudspeakers shall be prohibited.
- E. 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.
- F. 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.
- G. 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: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



December 20, 2019

Legal Description: 1132 Rockbridge Road

All that tract or parcel of land lying and being located in Land 94 of the 6th District, Gwinnett County, Georgia and being known as lot 7 of the J.J. Jordan Estate and being more particularly described on a plat by J. A. Evans and Associates dated November 1, 2019 as follows:

To locate the Point of Beginning start at the intersection of the Easterly right-of-way of Rockbridge Road (having a 60 foot right-of-way) with the centerline of Rocky Hill Drive proceeding in a Southeasterly direction for a distance of 1274.66 feet to an iron pin found which represents the True Point of Beginning; running thence North 63 degrees 20 minutes, 01 seconds East for a distance of 336.73 to an iron pin found; running thence South 29 degrees 31 minutes 36 seconds East for a distance of 125.49 feet to a 1 inch open top pipe found; running thence South 63 degrees 27 minutes 34 seconds West for a distance of 353.41 feet to an iron pin found on the easterly right-of-way of Rockbridge Road; running thence North 21 degrees 53 minutes 15 seconds West for a distance 124.99 to an iron pin found and the True Point of Beginning.

Said tract containing 0.9898 acre (43,115 square feet)

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Planning & Development

SUP '20 014

CASE NUMBER SUP2020-00015
GCID 2020-0249

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 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 DANIELA LUCA 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 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 eight residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to 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: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 27 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING DESIGNATED AS TRACT 4, AND CONTAINING 2.9149 ACRES ACCORDING TO A BOUNDARY SURVEY DATED JANUARY 25, 1993 FOR JOLLY DEVELOPMENT CORPORATION, INC., BY TRAVIS N. FRUITT, SR., GEORGIA REGISTERED LAND SURVEYOR # 1729 WHICH SURVEY IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND WHICH TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124, AKA BRASELTON HIGHWAY (80'R/W) WHICH POINT IS AN ARC DISTANCE OF 32.65 FEET NORTHEASTERLY AS MEASURED ALONG SAID RIGHT OF WAY FROM ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF HUNTERS CREEK COURT (50'R/W); RUN THENCE NORTH 53 DEGREES 57 MINUTES WEST 174.88 FEET TO A POINT; RUN THENCE NORTH 30 DEGREES 24 MINUTES 00 SECONDS WEST 400.31 FEET TO A POINT; RUN THENCE NORTH 71 DEGREES 18 MINUTES 39 SECONDS EAST 156.07 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 12 MINUTES 03 SECONDS EAST 125.44 FEET TO A POINT; RUN THENCE NORTH 57 DEGREES 23 MINUTES 26 SECONDS EAST 31.78 FEET TO A POINT; RUN THENCE SOUTH 61 DEGREES 10 MINUTES 19 SECONDS EAST 228.07 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF GEORGIA HIGHWAY #124; RUN THENCE ALONG SAID RIGHT OF WAY SOUTH 21 DEGREES 03 MINUTES 04 SECONDS WEST 246.07 FEET TO A POINT; CONTINUE THENCE ALONG SAID RIGHT OF WAY AN ARC DISTANCE OF 126.52 FEET, SAID ARC HAVING A RADIUS OF 1123.52 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 16 MINUTES 38 SECONDS WEST A DISTANCE OF 126.45 FEET TO THE TRUE POINT OF BEGINNING HEREOF.

RECEIVED BY

DEC 30 2019

SUP '20 015

Planning & Development

CASE NUMBER SUP2020-00016
GCID 2020-0250

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 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 GEM ROBINSON 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of six residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to 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.

CASE NUMBER SUP2020-00016
GCID 2020-0250

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION OF THE PROPERTY

All that tract or parcel of land lying and being in Land Lot 318 of the 4th District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at the intersection of the Southwesterly right of way line of Lenora Church Road and the Southeasterly right of way line of Lee Road; running thence in a Southwesterly direction along the Southeasterly right of way of Lee Road 629.51 feet to an iron pin, which is the true point of beginning; Running thence Southeasterly along a course which forms an angle of 94 degrees, 32 minutes with the previous course a distance of 300.0 feet to an iron pin; running thence in a Southwesterly direction along a course which forms an angle of 94 degrees, 32 minutes with the previous course a distance of 145.2 feet to an iron pin; running thence in a Northwesterly direction along a course which forms an angle of 85 degrees, 28 minutes with the previous course a distance of 300 feet to an iron pin on the Southeasterly right of way of Lee Road; running thence in a Northeasterly direction along the Southeasterly, right of way of Lee Road which forms an angle of 94 degree, 32 minutes with the previous course a distance of 145.20 feet to an iron pin which is the true point of beginning.

The conveyance is subject to the Permanent Construction Easement recorded on 10/5/2007 in Deed Book 48332, page 547, and the Driveway Easement recorded on 10/5/2007 in Deed Book 48332, page 552, aforesaid records.

SUP '20 016

RECEIVED BY

DEC 30 2019

Planning&Development

CASE NUMBER SUP2020-00018
GCID 2020-0251

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by MASSIVE AUTO BROKERS, INC. for the proposed use of AUTOMOBILE SALES (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 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. To allow automobile sales and related service as a special use.
 - B. Automobiles awaiting repair or kept overnight shall be stored indoors or parked at the rear of the building. This restriction shall not apply to automobiles being displayed for sale. All automobiles awaiting repair shall display proper registration tags.
 - C. Outdoor display of vehicles shall be outside of existing or proposed right-of ways, landscape strips, and zoning buffers. Outdoor display must be on a hard surface within a lined parking space. The location of outdoor display areas shall be subject to the review and approval of the Director of Planning and Development.
 - D. Abide by all applicable conditions of CIC2018-00005.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 3, 2020

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



EXHIBIT "A"

LEGAL DESCRIPTION

(Legal Description of 5055 Jimmy Carter Boulevard)

All that tract or parcel of land lying or being in Land Lot 190, 6th District, in Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument found at the intersection of the northeasterly right-of-way of Jimmy Carter Boulevard (a variable right-of-way) with the mitered corner of the northwesterly right-of-way of Rockbridge School Road (a 60-foot right-of-way) and THE TRUE POINT OF BEGINNING; thence proceeding northwesterly along said northwesterly right-of-way of Jimmy Carter Boulevard north 60 degrees 57 minutes 30 seconds west a distance of 188.96 feet to a point; thence proceeding north 51 degrees 51 minutes 00 seconds east a distance of 163.85 feet to an iron point found; thence proceeding south 61 degrees 32 minutes 00 seconds east a distance of 200,000 feet to a point on the northwesterly right-of-way of Rockbridge School Road; thence proceeding southwesterly along said northwesterly right-of-way of Rockbridge School Road south 51 degrees 49 minutes 45 seconds west a distance of 152.93 feet to a right-of-way monument found; thence proceeding along the mitered corner between Rockbridge School Road and Jimmy Carter Boulevard south 80 degrees 50 minutes 07 seconds west a distance of 19.48 feet to a right-of-way monument found and THE TRUE POINT OF BEGINNING, being improved property and containing 0.694 acres, more or less, all as shown on that As-Built Survey for Wilken Investments, L.L.C., Penn Investments, Inc., SouthTrust Bank, N.A., and Lawyers Title Insurance Corp. dated July 22, 1997 by Richard E. McDaniel, Jr., G.R.L.S. # 2374, of Advance Survey, Inc.

SUP '20 018

RECEIVED BY

JAN 03 2020

Planning&Development

CASE NUMBER RZC2020-00005
GCID 2020-0242

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 26, 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 C-2 to M-1 by HREG VENTURE OWNER, LLC for the proposed use of OFFICE WAREHOUSE (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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map from C-2 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office, office-warehouse, light industrial (including distribution facility) and accessory uses and structures.
 - B. Any new buildings or exterior structural modifications to the existing building shall include finishes with exterior treatments of glass, concrete, brick and/or stacked stone. New buildings or exterior modifications to the existing building may be of tilt-wall construction and shall include a minimum of 20 percent brick, stacked stone, and/or glass on the front (facing Interstate 85) and side façades. Final building plans and any alternate architectural materials shall be reviewed and approved by the Director of Planning and Development prior to issuance of a building permit.
 - C. Outdoor storage shall be prohibited other than truck and trailer parking.
 - D. Loading/unloading and parking of box or delivery trucks and/or tractor/trailers (not including vans or other passenger-class vehicles) shall be restricted to the existing loading/service area located at the north side of the building.
2. To satisfy the following site development considerations:
 - A. Provide an approximate 20-foot natural buffer, undisturbed except for approved access and utility crossings and replantings where sparsely vegetated, adjacent to residentially zoned property to the southwest.

- B. Remove voluntary vegetation on the subject property adjacent to the Interstate 85 right of way and provide a ten-foot landscape strip.
- C. Any new ground signage shall be limited to one 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. The existing flag pole and sign along Interstate 85 labeled as the "Haverty's Sign" on the site plan submitted with the application shall be removed.
- D. 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. This condition shall not preclude the application or approval of any variances.
- E. Additional billboards or oversized signs shall be prohibited.
- 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. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- H. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- I. Peddlers and/or parking lot sales are prohibited.
- J. 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: June 3, 2020

ATTEST:

Jina M. King
County Clerk/Deputy County Clerk



TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 209 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE ONE-HALF INCH REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 208, 209, 230 AND 231, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE BOUNDARY LINE COMMON TO LAND LOTS 208 AND 209, SOUTH 20 DEGREES 49 MINUTES 01 SECONDS EAST A DISTANCE OF 2002.80 FEET TO, A ONE-HALF INCH REBAR FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85. (HAVING A VARIABLE RIGHT-OF-WAY); THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85 THE FOLLOWING COURSES AND DISTANCES SOUTH 54 DEGREES 07 MINUTES 21 SECONDS WEST A DISTANCE OF 378.07 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 59 DEGREES 58 MINUTES 46 SECONDS WEST A (DISTANCE OF 285.00 FEET TO A POINT; SOUTH 52 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 403.11 FEET TO A ONE-HALF INCH REBAR FOUND; SOUTH 59 DEGREES 50 MINUTES 25 SECONDS WEST A DISTANCE OF 338.48 FEET TO A ONE-HALF INCH REBAR FOUND, WHICH IRON PIN IS THE TRUE POINT OF BEGINNING; SAID TRUE POINT OF BEGINNING THUS BEING ESTABLISHED, THENCE CONTINUING IN A SOUTHWESTERLY DIRECTION ALONG THE SAID NORTHWESTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85, SOUTH 59 DEGREES 50 MINUTES 25 SECONDS WEST A DISTANCE OF 626.81 FEET TO A ONE-HALF INCH REBAR FOUND; THENCE DEPARTING SAID NORTHWESTERN RIGHT-OF-WAY OF INTERSTATE HIGHWAY 85, NORTH 26 DEGREES 01 MINUTES 18 SECONDS WEST A DISTANCE OF 1210.55 FEET TO A ONE-HALF INCH REBAR FOUND. THENCE NORTH 73 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 565.77 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHWESTERN RIGHT-OF-WAY OF LIDDELL ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY AT THIS POINT); THENCE RUNNING IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHWESTERN RIGHT-OF-WAY OF VENTURE DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 16 DEGREES 46 MINUTES 05 SECONDS EAST A DISTANCE OF 92.89 FEET TO A ONE-HALF INCH REBAR FOUND; SOUTH 28 DEGREES 50 MINUTES 33 SECONDS EAST A DISTANCE OF 110.55 FEET TO A ONE-HALF INCH REBAR FOUND, THE SAID VENTURE DRIVE HAVING A 100 FOOT RIGHT-OF-WAY AT THIS POINT, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTHWESTERN RIGHT-OF-WAY OF VENTURE DRIVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 81.09 FEET AND HAVING A RADIUS OF 900.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 82 DEGREES 16 MINUTES) 2 SECONDS EAST A CHORD DISTANCE OF 81.07 FEET) TO A NAIL AND CAP SET IN AN ASPHALT DRIVE; THENCE DEPARTING SAID SOUTHWESTERN RIGHT-OF-WAY OF VENTURE DRIVE, SOUTH 28 DEGREES 01 MINUTES 18 SECONDS EAST A DISTANCE OF 842.57 FEET TO AN IRON PIN FOUND, WHICH IRON PIN IS THE TRUE POINT OF BEGINNING.

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RZC '20 UU 5

Planning & Development

CASE NUMBER CIC2020-00013
GCID 2020-0246

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 26, 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 by MANOR LAKE DEVELOPMENT, LLC to Change the Conditions of Zoning on a tract of land zoned O-I 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 26th day of MAY 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. Abide by all applicable requirements of Section 1315 Activity Center/Corridor Overlay District. This shall not preclude a variance application.
- B. Professional, office, institutional and accessory uses only. All businesses will be professional type. The following business activities shall be prohibited: accessory retail uses, churches and clubs, animal hospitals and veterinary clinics, day care facilities, drive-in or drive-through institutions such as banks, hotels or motels, residential or community shelters, and restaurants.
- C. Buildings shall be designed with a residential-type appearance on all four sides, including a pitched roof with a minimum pitch of 4:12 on 80% on the roofs.
- D. All building facades shall consist of primarily brick and stacked stone with accents of stucco, wood or fiber-cement type siding, in general accordance with the building elevations presented to the Board of Commissioners at the public hearing.
- E. The height of buildings shall be limited to one-story.

2. To satisfy the following site development considerations:

- A. Dumpsters shall be screened by an opaque brick or stone wall with gate enclosure. Dumpster enclosure gate shall be 100% opaque, with metal or wooden gates. A chain link gate shall be prohibited. Dumpsters shall be

located a minimum of 75-feet from adjacent residentially zoned property. Hours of dumpster pickup shall be limited to between 7:00 a.m. and 7:00 p.m.

- B. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- C. Access to Hamilton Mill Road shall be limited to a single entrance driveway widened to accommodate a 16-foot landscape island.
- D. Ground signage shall be limited to one monument-type sign completely framed with façade materials matching the buildings consistent with the requirements of the O-I zoning classification. Oversized signs or billboards shall be prohibited. No temporary signs, streamers, banners or inflatable items shall be allowed, with the exception of "units for lease" signs.
- E. Outdoor lighting throughout all parking areas shall utilize decorative light poles and fixtures with cut-off type luminaries and shall be directed inward to avoid light intrusion directly into adjacent residential properties and away from adjacent thoroughfares. Light poles shall be limited to a maximum height of 12-feet for pedestrian areas and 18-feet for parking lots. All lighting fixtures shall be "Dark Sky Compliant."
- F. All utilities shall be placed underground and all utility meters shall be screened from public view or be located within an enclosed area.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Developer shall install a decorative fence along Hamilton Mill Road frontage. Fence shall be a four-foot wrought iron-style fence or decorative wooden fence, with brick or stone columns matching the building architecture.
- I. All HVAC shall be designed with a residential-type appearance and in general accordance with the building elevations presented at the May 26, 2020, Board of Commissioners public hearing.
- J. Accel/decal lane shall be added to Hamilton Mill Road per Gwinnett Department of Transportation requirements.

- K. Sidewalks along Hamilton Mill Road shall be connected to existing sidewalks in front of Cascade Falls and Ivy Mill Plantation.
- L. Raceway, can signs and internally illuminated signs are prohibited. Building signage within the development shall be no larger than 30 x 18 inches and all signs shall be of a consistent design and color scheme throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/15/2020

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



SURVEY LEGAL DESCRIPTION

TRACTS 1 AND 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN PUCKETTS GEORGIA MILITIA DISTRICT 1397, GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF PLANTATION MILL DRIVE (50' PUBLIC RIGHT OF WAY) AND THE EAST RIGHT OF WAY OF HAMILTON MILL ROAD (PUBLIC RIGHT OF WAY VARIES), THENCE SOUTH ALONG THE SAID RIGHT OF WAY OF HAMILTON MILL ROAD A DISTANCE OF 124.51 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING;

THENCE LEAVING THE SAID RIGHT OF WAY NORTH 60 DEGREES 03 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 544.92 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 58 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 293.56 FEET TO AN IRON PIN FOUND; THENCE NORTH 44 DEGREES 51 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 335.02 FEET TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 03 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 204.20 FEET TO AN IRON PIN FOUND; THENCE SOUTH 44 DEGREES 56 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 961.19 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF HAMILTON MILL ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 31 DEGREES 39 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 315.79 FEET TO A POINT; THENCE NORTH 56 DEGREES 41 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 15.69 FEET TO A POINT; THENCE NORTH 30 DEGREES 09 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 212.06 FEET TO A POINT; THENCE NORTH 29 DEGREES 32 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 124.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.016 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED OCTOBER 9, 2019.

RECEIVED BY

10 9 2019

Engineering & Development

CIC 20013

CASE NUMBER SUP2020-00017
GCID 2020-0247

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 26, 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 MANOR LAKE DEVELOPMENT, LLC for the proposed use of a RETIREMENT COMMUNITY (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 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 MAY 26, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 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. Abide by all applicable requirements of Section 1315 Activity Center/Corridor Overlay District. This shall not preclude a variance application.
 - B. Professional, office, institutional and accessory uses only. All businesses will be professional type. The following business activities shall be prohibited: accessory retail uses, churches and clubs, animal hospitals and veterinary clinics, day care facilities, drive-in or drive-through institutions such as banks, hotels or motels, residential or community shelters, and restaurants.
 - C. Buildings shall be designed with a residential-type appearance on all four sides, including a pitched roof with a minimum pitch of 4:12 on 80% on the roofs.
 - D. All building facades shall consist of primarily brick and stacked stone with accents of stucco, wood or fiber-cement type siding, in general accordance with the building elevations presented to the Board of Commissioners at the public hearing.
 - E. The height of buildings shall be limited to one-story.
2. To satisfy the following site development considerations:

- A. Dumpsters shall be screened by an opaque brick or stone wall with gate enclosure. Dumpster enclosure gate shall be 100% opaque, with metal or wooden gates. A chain link gate shall be prohibited. Dumpsters shall be located a minimum of 75-feet from adjacent residentially zoned property. Hours of dumpster pickup shall be limited to between 7:00 a.m. and 7:00 p.m.
- B. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- C. Access to Hamilton Mill Road shall be limited to a single entrance driveway widened to accommodate a 16-foot landscape island.
- D. Ground signage shall be limited to one monument-type sign completely framed with façade materials matching the buildings consistent with the requirements of the O-I zoning classification. Oversized signs or billboards shall be prohibited. No temporary signs, streamers, banners or inflatable items shall be allowed, with the exception of "units for lease" signs.
- E. Outdoor lighting throughout all parking areas shall utilize decorative light poles and fixtures with cut-off type luminaries and shall be directed inward to avoid light intrusion directly into adjacent residential properties and away from adjacent thoroughfares. Light poles shall be limited to a maximum height of 12-feet for pedestrian areas and 18-feet for parking lots. All lighting fixtures shall be "Dark Sky Compliant."
- F. All utilities shall be placed underground and all utility meters shall be screened from public view or be located within an enclosed area.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. Developer shall install a decorative fence along Hamilton Mill Road frontage. Fence shall be a four-foot wrought iron-style fence or decorative wooden fence, with brick or stone columns matching the building architecture.
- I. All HVAC shall be designed with a residential-type appearance and in general accordance with the building elevations presented at the May 26, 2020, Board of Commissioners public hearing.

- J. Accel/decal lane shall be added to Hamilton Mill Road per Gwinnett Department of Transportation requirements.
- K. Sidewalks along Hamilton Mill Road shall be connected to existing sidewalks in front of Cascade Falls and Ivy Mill Plantation.
- L. Raceway, can signs and internally illuminated signs are prohibited. Building signage within the development shall be no larger than 30 x 18 inches and all signs shall be of a consistent design and color scheme throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/15/2020

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



SURVEY LEGAL DESCRIPTION

TRACTS 1 AND 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN PUCKETTS GEORGIA MILITIA DISTRICT 1397, GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF PLANTATION MILL DRIVE (50' PUBLIC RIGHT OF WAY) AND THE EAST RIGHT OF WAY OF HAMILTON MILL ROAD (PUBLIC RIGHT OF WAY VARIES), THENCE SOUTH ALONG THE SAID RIGHT OF WAY OF HAMILTON MILL ROAD A DISTANCE OF 124.51 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING;

THENCE LEAVING THE SAID RIGHT OF WAY NORTH 60 DEGREES 03 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 544.92 FEET TO AN IRON PIN FOUND; THENCE SOUTH 29 DEGREES 58 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 293.56 FEET TO AN IRON PIN FOUND; THENCE NORTH 44 DEGREES 51 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 335.02 FEET TO AN IRON PIN FOUND; THENCE SOUTH 45 DEGREES 03 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 204.20 FEET TO AN IRON PIN FOUND; THENCE SOUTH 44 DEGREES 56 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 961.19 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF HAMILTON MILL ROAD; THENCE TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 31 DEGREES 39 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 315.79 FEET TO A POINT; THENCE NORTH 56 DEGREES 41 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 15.69 FEET TO A POINT; THENCE NORTH 30 DEGREES 09 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 212.06 FEET TO A POINT; THENCE NORTH 29 DEGREES 32 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 124.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 9.016 ACRES AND IS DEPICTED ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED OCTOBER 9, 2019.

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SUP '20 017

CASE NUMBER RZR2019-00024
GCID 2019-1292

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 26, 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 RA-200 & R-100 to TND by CKK DEVELOPMENT SERVICES for the proposed use of TRADITIONAL NEIGHBORHOOD 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 MAY 26, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 26th day of MAY 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-100 to TND is hereby **APPROVED AS OSC** with the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures. The development shall be in general accordance with the plan submitted at the May 26, 2020, Board of Commissioners meeting. The final plan shall be subject to the review and approval by the Director of Planning and Development.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum three-foot high brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
- B. All primary conservation space shall remain undisturbed.
- C. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- D. No direct lot access shall be allowed onto Bart Johnson Road.

- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. All grassed areas on dwelling lots shall be sodded.
- G. All utilities shall be placed underground.
- H. The Bart Johnson Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- I. An amenity area shall be constructed, and off-street unpaved trails and pedestrian connections to the conservation areas and the amenity area shall be provided throughout the development. The active recreation, including the pool area, shall be located as shown on the plan submitted at the May 26, 2020, Board of Commissioners meeting. Final layout and design of these features shall be subject to the review and approval by the Director of Planning and Development.
- J. Detention pond(s) shall be fenced by a black vinyl coated chain linked fence, a minimum of four feet in height and shall be screened with rows of evergreen trees and shrubs.
- K. A hydrology study meeting the requirements as set forth in the Stormwater Management Manual and the Unified Development Ordinance shall be submitted for review and approval of the Department of Planning and Development prior to the issuance of any land disturbance permits.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6-15-2020

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



FILE 19067
BART JOHNSON ROAD

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 222, 223, 224 & 225 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE WESTERLY 50' RIGHT OF WAY OF GOLD MIST DRIVE; THENCE PROCEEDING IN A WESTERLY DIRECTION ALONG THE RIGHT OF WAY OF BART JOHNSON A DISTANCE OF 177.42 FEET TO A POINT; THENCE SOUTH 26 DEGREES 10 MINUTES 42 SECONDS A DISTANCE OF 11.75' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the right having a radius of 5699.58 feet and an arc length of 100.84 feet, being subtended by a chord of North 69 degrees 58 minutes 24 seconds West for a distance of 100.84 feet TO A POINT;
THENCE North 69 degrees 28 minutes 06 seconds West for a distance of 96.60 feet TO A POINT;
THENCE along a curve to the left having a radius of 1303.24 feet and an arc length of 200.83 feet, being subtended by a chord of North 73 degrees 52 minutes 59 seconds West for a distance of 200.63 feet TO A POINT;
THENCE along a curve to the left having a radius of 290.44 feet and an arc length of 145.04 feet, being subtended by a chord of South 87 degrees 23 minutes 43 seconds West for a distance of 143.54 feet TO A POINT;
THENCE along a curve to the left having a radius of 878.83 feet and an arc length of 129.84 feet, being subtended by a chord of South 68 degrees 51 minutes 19 seconds West for a distance of 129.72 feet TO A POINT;
THENCE South 64 degrees 37 minutes 21 seconds West for a distance of 48.30 feet TO A POINT;
THENCE along a curve to the left having a radius of 5759.58 feet and an arc length of 376.71 feet, being subtended by a chord of South 62 degrees 44 minutes 56 seconds West for a distance of 376.64 feet TO A POINT;
THENCE South 60 degrees 52 minutes 31 seconds West for a distance of 145.15 feet TO A POINT;
THENCE along a curve to the right having a radius of 1402.39 feet and an arc length of 289.15 feet, being subtended by a chord of South 66 degrees 46 minutes 55 seconds West for a distance of 288.64 feet TO A POINT;
THENCE South 72 degrees 41 minutes 20 seconds West for a distance of 94.79 feet TO A POINT;
THENCE along a curve to the left having a radius of 746.19 feet and an arc length of 78.25 feet, being subtended by a chord of South 69 degrees 40 minutes 55 seconds West for a distance of 78.22 feet TO A POINT;
THENCE North 33 degrees 26 minutes 28 seconds West for a distance of 329.96 feet TO A POINT;
THENCE North 18 degrees 35 minutes 51 seconds West for a distance of 1675.56 feet TO A POINT;

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THENCE North 62 degrees 22 minutes 35 seconds East for a distance of 701.55 feet TO A POINT;
THENCE South 46 degrees 50 minutes 57 seconds East for a distance of 2410.70 feet TO A POINT;
THENCE South 26 degrees 10 minutes 42 seconds West for a distance of 198.10 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 58.49 acres.

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