

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

CASE NUMBER CIC2020-00002
GCID 2020-0061

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JUNE 23, 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	Out of Room	Abstained
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 4-0-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of JUNE 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, inclusive of any bonus room(s), 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 and/or shake.
 - D. All dwellings shall have at least a double-car garage. For single story homes, the garage doors shall be located behind the front façade front door facing the street of access.
 - E. Building lots shall be an average of 70 feet in width at the building setback line. Front and rear building setbacks shall be 20 feet.
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. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.

- C. No direct lot access shall be allowed onto Berry Hall Road.
 - D. The Berry Hall 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 by the Director of Planning and Development.
 - 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. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.
 - I. 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.
 - J. Where lots back up to parcels R5344 002 and R5344 013, the applicant is to install (in the 50-foot conservation buffer) a mixture of evergreen plantings at a minimum of six-feet high at the time of planting to provide a visual screen to those properties. Conservation buffer does not require landscaping when it abuts open space. The plantings may include: Leyland Cypress, Hollies, Thuga Green Giants, as well as other evergreen plantings. Final landscape plan to be approved by the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. A left turn lane shall be provided at the project entrance.
 - B. Provide all necessary easements and right of way for a trail in compliance with the Greenway Open Space and Greenway Master Plan. Final location is subject to the review and approval of the Director of Community Services. Pedestrian access easement from the homes to the future trail shall also be provided.

CASE NUMBER CIC2020-00002

GCID 2020-0061

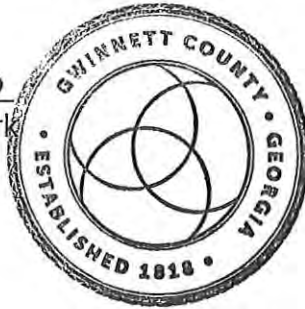
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION TOTAL PARCEL

ALL THAT CERTAIN PARCEL OF LAND CONTAINING 72.161 ACRES LOCATED IN LAND LOT 344 AND 326 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED BY A PLAT PREPARED BY MAXWELL-REDDICK AND ASSOCIATES, INC., DATED DECEMBER 27, 2017 & REVISED ON JULY 24, 2018, WHICH READS AS FOLLOWS:

BEGINNING AT A FIVE INCH BY EIGHT INCH GRANITE STONE FOUND (5"X8" GRANITE STONE FND.) AT THE INTERSECTION OF LAND LOTS 343, 344, 326, AND 327, THENCE NORTH 60°27'37" EAST A DISTANCE OF 412.70' TO A THREE-QUARTER INCH CONDUIT FOUND (3/4" CONDUIT FND.); THENCE SOUTH 50°38'27" EAST A DISTANCE OF 435.12' TO AN AXLE FOUND (AXLE FND.); THENCE NORTH 49°43'10" EAST A DISTANCE OF 532.59' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 50°21'02" EAST A DISTANCE OF 150.16' TO A FIVE-EIGHTHS INCH REBAR FOUND (5/8" RBF); THENCE NORTH 44°20'55" EAST A DISTANCE OF 29.42' TO A CAPPED REBAR FOUND (CRBF); THENCE SOUTH 71°20'32" EAST A DISTANCE OF 248.22' TO A CAPPED REBAR FOUND (CRBF); THENCE NORTH 32°19'31" EAST A DISTANCE OF 273.04' TO A CAPPED REBAR FOUND (CRBF) ON THE SOUTHERN RIGHT-OF-WAY OF BERRY HALL ROAD (80' RIGHT-OF-WAY); CONTINUING ALONG THE RIGHT-OF WAY OF BERRY HALL ROAD SOUTH 73°54'07" EAST A DISTANCE OF 335.99' TO A CAPPED REBAR SET (CRBS); CONTINUING ALONG THE RIGHT-OF WAY OF BERRY HALL ROAD SOUTH 73°10'44" EAST A DISTANCE OF 240.78' TO A ONE-HALF INCH IRON PIPE FOUND (1/2" IPF); THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY OF BERRY HALL ROAD SOUTH 15°13'56" WEST A DISTANCE OF 383.03' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 74°39'08" EAST A DISTANCE OF 236.44' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 74°39'08" EAST A DISTANCE OF 303.40' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 74°39'08" EAST A DISTANCE OF 203.36' TO A CAPPED REBAR SET (CRBS); THENCE SOUTH 02°40'56" EAST A DISTANCE OF 39.06' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 02°39'11" EAST A DISTANCE OF 80.50' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 02°37'42" EAST A DISTANCE OF 131.20' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 02°46'50" EAST A DISTANCE OF 68.16' TO AN AXLE FOUND (AXLE FND.); THENCE SOUTH 62°38'29" WEST A DISTANCE OF 69.34' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 62°33'51" WEST A DISTANCE OF 86.79' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 62°36'14" WEST A DISTANCE OF 57.14' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 62°34'48" WEST A DISTANCE OF 1.34' TO A POINT; THENCE SOUTH 62°34'48" WEST A DISTANCE OF 139.10' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 62°03'20" WEST A DISTANCE OF 48.66' TO A ONE INCH IRON PIPE FOUND BY ROCK (1" IPF); THENCE SOUTH 61°34'10" WEST A DISTANCE OF 85.53' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°14'58" WEST A DISTANCE OF 31.02' TO A POINT; THENCE SOUTH 61°14'58" WEST A DISTANCE OF 58.41' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°18'25" WEST A DISTANCE OF 149.19' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°18'49" WEST A DISTANCE OF 39.95' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°14'28" WEST A DISTANCE OF 44.69' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°17'13" WEST A DISTANCE OF 129.94' TO A ONE-HALF INCH REBAR FOUND (1/2" RBF); THENCE SOUTH 61°13'40" WEST A DISTANCE OF 781.94' TO A THREE-QUARTER INCH IRON PIPE FOUND (3/4" IPF); THENCE SOUTH 61°13'56" WEST A DISTANCE OF 327.59' TO A ONE-HALF INCH IRON PIPE FOUND (1/2" IPF); THENCE SOUTH 61°17'39" WEST A DISTANCE OF 27.05' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 30°13'30" WEST A DISTANCE OF 841.66' TO A SIX INCH SQUARE STONE FOUND (6" SQ. STONE FND.); THENCE NORTH 42°36'16" WEST A DISTANCE OF 107.95 TO A FIFTY-FOUR INCH OAK TREE (54" OAK); THENCE NORTH 22°14'13" WEST A DISTANCE OF 178.20' TO A CAPPED REBAR SET (CRBS); THENCE NORTH 29°53'44" WEST A DISTANCE OF 829.08' TO A 5 INCH BY 8 INCH GRANITE STONE FOUND (5"X8" GRANITE STONE FND.) WHICH IS THE POINT OF BEGINNING.

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SAID PARCEL BOUND AS FOLLOWS:

NORTH BY THE LANDS OF SALLY S. SIMMONS, NORTH BY THE LANDS OF JUNE AND MELISSA LYNN, NORTH BY THE LANDS OF HEATHER HAMPL, NORTH BY THE LANDS OF VASILE CAPSTRIMB, NORTH BY THE SOUTHERN RIGHT-OF-WAY OF BERRY HALL ROAD, NORTH BY THE REMAINING PORTION OF LANDS OF JACK AND MELANIE CAIN, NORTH BY THE REMAINING PORTION OF LANDS OF WILLIAM AND PATRICIA TANNER. EAST BY VARIOUS LOTS OF THE BERRY SPRINGS SUBDIVISION, SOUTHEAST BY THE VARIOUS LOTS OF THE BERRY SPRINGS SUBDIVISION, SOUTHEAST BY THE LANDS OF D.W.E. INVESTMENTS, WEST BY THE LANDS OF D.W.E. INVESTMENTS, AND WEST BY THE LANDS OF CHARLOTTE NASH.

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CIC 20 00 2

CASE NUMBER RZC2020-00003
GCID 2020-0049

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 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-1 to C-2 by WF SUGAR HILL, LLC for the proposed use of CAR WASH (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 01 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 81.59 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING. 21,493 SQUARE FEET)

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 86 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 51 DEGREES 58 MINUTES 01 SECONDS EAST A DISTANCE OF 215.75 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 14.50 FEET TO A CONCRETE MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4926.01 FEET, WITH AN ARC DISTANCE OF 159.99 FEET, WITH A CHORD BEARING OF SOUTH 33 DEGREES 14 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 159.99 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 01 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 22.22 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.493 ACRES (21,493 SQUARE FEET).

RZC 20003

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 770.00 FEET, WITH AN ARC DISTANCE OF 25.70 FEET, WITH A CHORD BEARING OF SOUTH 35 DEGREES 23 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 25.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD SOUTH 85 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 282.26 FEET TO A 1-INCH OPEN TOP PIPE; THENCE NORTH 03 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 140.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 16.74 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 SOUTH 01 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 81.59 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.804 ACRES (35,007 SQUARE FEET).

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CASE NUMBER SUP2020-00008
GCID 2020-0050

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by WE SUGAR HILL, LLC for the proposed use of a CAR WASH (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Henry
County Clerk/Deputy County Clerk



LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 01 DEGREES 21 MINUTES 34 SECONDS WEST A DISTANCE OF 81.59 FEET TO A 5/8-INCH CAPPED REBAR SET, SAID REBAR BEING THE TRUE POINT OF BEGINNING. 21,493 SQUARE FEET)

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 NORTH 86 DEGREES 53 MINUTES 10 SECONDS WEST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE NORTH 51 DEGREES 58 MINUTES 01 SECONDS EAST A DISTANCE OF 215.75 FEET TO A CONCRETE MONUMENT FOUND ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 35 MINUTES 09 SECONDS EAST A DISTANCE OF 14.50 FEET TO A CONCRETE MONUMENT FOUND; ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4926.01 FEET, WITH AN ARC DISTANCE OF 159.99 FEET, WITH A CHORD BEARING OF SOUTH 33 DEGREES 14 MINUTES 31 SECONDS EAST AND A CHORD LENGTH OF 159.99 FEET TO A CONCRETE MONUMENT FOUND; SOUTH 01 DEGREES 13 MINUTES 15 SECONDS EAST A DISTANCE OF 22.22 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.493 ACRES (21,493 SQUARE FEET).

RZC 20003

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING LOCATED IN LAND LOT 151 OF THE 17TH DISTRICT, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD (HAVING A PUBLICLY DEDICATED VARIABLE WIDTH RIGHT OF WAY), SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 AND ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD WITH A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 770.00 FEET, WITH AN ARC DISTANCE OF 25.70 FEET, WITH A CHORD BEARING OF SOUTH 35 DEGREES 23 MINUTES 10 SECONDS WEST AND A CHORD LENGTH OF 25.70 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF SUWANEE DAM ROAD SOUTH 85 DEGREES 35 MINUTES 50 SECONDS WEST A DISTANCE OF 282.26 FEET TO A 1-INCH OPEN TOP PIPE; THENCE NORTH 03 DEGREES 09 MINUTES 53 SECONDS EAST A DISTANCE OF 140.00 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 16.74 FEET TO A 5/8-INCH CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 53 MINUTES 10 SECONDS EAST A DISTANCE OF 270.33 FEET TO A 5/8-INCH CAPPED REBAR SET ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROUTE 20 SOUTH 01 DEGREES 21 MINUTES 34 SECONDS EAST A DISTANCE OF 81.59 FEET TO A CONCRETE MONUMENT FOUND; SAID CONCRETE MONUMENT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 0.804 ACRES (35,007 SQUARE FEET).

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CASE NUMBER CIC2020-00014
GCID 2020-0360

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JUNE 23, 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 OSCAR CORDON to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of JUNE 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. Electrical Contractor's Office and accessory uses and structures only. The C-2 zoned portion of the property shall be limited to ten feet off the existing asphalt parking in the rear of the structure, the remainder of the property to be R-75.
 - B. Any automotive repair, including but not limited to repair of employee vehicles or fleet vehicles associated with the contractor's business, shall be prohibited.
 - C. Obtain all necessary development and buildings permits and bring site and structure(s) into compliance with applicable zoning, development and building codes within 30 days of zoning approval. The unpermitted accessory structure that does not meet architectural requirements shall be removed.
 - D. No outdoor storage other than service vehicles related to the business, which are limited to the rear of the building.
2. To satisfy the following site development considerations:
 - A. Final architectural plans, landscape plans and site plans shall be subject to review and approval of the Director of Planning and Development.
 - B. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - C. Outdoor loudspeakers shall be prohibited.

- D. 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.
- E. Provide a minimum ten-foot wide buffer adjacent to residentially-zoned properties. The buffer shall be supplemented with evergreen plantings where sparsely vegetated. Final buffer design shall be subject to review and approval by the Director of Planning and Development. This requirement shall not apply where the C-2 zoning abuts a portion of the subject site that is zoned R-75.
- F. Provide a ten-foot wide landscaped strip adjacent to Lawrenceville Highway.
- G. Ground signage shall be limited to a single monument type sign with a minimum two-foot high brick or stacked stone base. Ground signage shall not exceed eight feet in height and shall be subject to review and approval by the Director of Planning and Development.
- H. 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.
- I. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- J. Billboards or oversized signs shall be prohibited.
- K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- L. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- N. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through administrative approval of a variance or by the Zoning Board of Appeals, as appropriate.
 - O. Six-foot high opaque wooden fence, with an option of adding a gate, shall be constructed at the edge of the zoning line.
3. To abide by the following requirements, dedications and improvements:
- A. Coordinate with GCDOT Project Manager Tashaya Jackson for dedication of Right of Way and Easements for Gwinnett County DOT Projects F-1293-01 and F-1295-01.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-20-20

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
2996 Lawrenceville Highway, Lawrenceville, Georgia 30044
(Remainder)

All that tract or parcel of land lying and being in Land Lot 16, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a point located at the Northernmost corner of the mitered intersection of the Easterly right-of-way of Bethsaida Church Road and the Southerly right-of-way of Lawrenceville Highway (a.k.a. U.S. Highway 29 and Georgia Highway 8), thence along said right-of-way of Lawrenceville Highway 117.59 feet to the intersection of said right-of-way and the land lot and District line common to Land Lot 153 of the 6th District and Land Lot 16 of the 5th District; thence South 29°54'23" East a distance of 11.20 feet to a ½ inch rebar set and THE TRUE POINT OR PLACE OF BEGINNING.

From thus established point of Beginning continue along said right-of-way of Lawrenceville Highway North 61°09'00" East a distance of 205.66 feet to a ½ inch rebar set; thence leaving said right-of-way South 14°58'29" East a distance of 159.09 feet to a ½ inch rebar found; thence South 60°56'08" East a distance of 78.80 feet to a ½ inch rebar found (disturbed); thence South 04°12'35" East a distance of 162.43 feet to a ½ inch rebar found; thence South 45°15'50" West a distance of 139.39 feet to a ½ inch rebar (disturbed); thence North 29°54'23" West a distance of 407.37 to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.576 acres.

RECEIVED BY

CIC '20 014

FEB 06 2020

Planning & Development

CASE NUMBER CIC2020-00016
GCID 2020-0362

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JUNE 23, 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	Nay
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Nay
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, which carried 3-2, 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 CHESTNUT DEVELOPMENT, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Dick Kemp
County Clerk/Deputy County Clerk



Rezoning Legal Description,

A parcel of land lying in Land Lot 132, 7th District, Gwinnett County, Georgia, said parcel being more particularly described as follows:

Commence at a point marking the common corner of Land Lots 133, 132, 104, and 105; thence run North 30 degrees 10 minutes 17 seconds West along the Westerly Line of Land Lot 133 and the Easterly Line of Land Lot 132 for a distance of 607.86 feet to a set rebar at a found rock, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said Land Lot Line run South 60 degrees 49 minutes 53 seconds West for a distance of 279.96 feet to a set 5/8 inch capped rebar, said point lying on the Easterly Right of Way of Georgia Highway 20 (Right of Way Varies), said point also lying on a non-tangent curve to the left, said curve having a radius of 1246.11 feet, a chord bearing of North 31 degrees 51 minutes 34 seconds West, and a chord distance of 7.01 feet; thence run along the arc of said curve and said right of way for a distance of 7.01 feet to a point; thence run North 32 degrees 01 minutes 14 seconds West along said Right of Way line for a distance of 690.17 feet to a point; thence leaving said Right of Way run North 57 degrees 53 minutes 20 seconds East for a distance of 302.52 feet to a point, said point lying on the aforementioned Land Lot Line between Land Lots 133 and 132; thence run South 30 degrees 10 minutes 17 seconds East along said Land Lot Line for a distance of 711.96 feet to the POINT OF BEGINNING. Said parcel contains 205,428 Square Feet or 4.716 acres.

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FEB 10 2020

CIC '20 016

Planning & Development

CASE NUMBER SUP2020-00023
GCID 2020-0363

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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	Nay
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Nay
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, which carried 3-2, 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 CHESTNUT DEVELOPMENT, LLC for the proposed use of AUTOMOBILE REPAIR SHOP AND AN AUTOMOBILE PARTS STORE WITH INSTALLATION 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Rezoning Legal Description,

A parcel of land lying in Land Lot 132, 7th District, Gwinnett County, Georgia, said parcel being more particularly described as follows:

Commence at a point marking the common corner of Land Lots 133, 132, 104, and 105; thence run North 30 degrees 10 minutes 17 seconds West along the Westerly Line of Land Lot 133 and the Easterly Line of Land Lot 132 for a distance of 607.86 feet to a set rebar at a found rock, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said Land Lot Line run South 60 degrees 49 minutes 53 seconds West for a distance of 279.96 feet to a set 5/8 inch capped rebar, said point lying on the Easterly Right of Way of Georgia Highway 20 (Right of Way Varies), said point also lying on a non-tangent curve to the left, said curve having a radius of 1246.11 feet, a chord bearing of North 31 degrees 51 minutes 34 seconds West, and a chord distance of 7.01 feet; thence run along the arc of said curve and said right of way for a distance of 7.01 feet to a point; thence run North 32 degrees 01 minutes 14 seconds West along said Right of Way line for a distance of 690.17 feet to a point; thence leaving said Right of Way run North 57 degrees 53 minutes 20 seconds East for a distance of 302.52 feet to a point, said point lying on the aforementioned Land Lot Line between Land Lots 133 and 132; thence run South 30 degrees 10 minutes 17 seconds East along said Land Lot Line for a distance of 711.96 feet to the POINT OF BEGINNING. Said parcel contains 205,428 Square Feet or 4.716 acres.

SUP 20 023

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FEB 10 2020

Planning & Development

CASE NUMBER CIC2020-00017
GCID 2020-0448

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JUNE 23, 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 SU-TZU HUANG to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of JUNE 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. Retail and service commercial uses. Provided, however, that the following uses shall be prohibited: adult entertainment establishments (including the sale of adult materials); automotive parts stores, building, electrical, or plumbing contractors; funeral homes; equipment rental; hotels and extended stay motels; self-service laundries; liquor stores; billboards, automotive car wash (full or self-serve); emission stations; locksmiths; pawn shops; tattoo parlors; mechanics shops or garages; automotive repair or body repair establishments.
 - B. Abide by all requirements of the Section 1315, Hamilton Mill/Highway 124/324 Overlay District. Stucco shall only be used as an accent material.
 - C. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - D. Gasoline canopy support columns shall be brick or stacked stone matching the building exterior. The vertical façade panels of the canopy roof shall incorporate a continuous vertical change of plane (either projecting or recessed). The change of plane shall have a minimum offset of one inch and a minimum vertical height of six inches. The offset plane shall have a contrasting color.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip adjacent to all rights of way.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.

- C. No buffers are required adjacent to residential property with the exception that a 25-foot undisturbed buffer shall be required adjacent to the Ernest Sauls residential property. Where sparsely vegetated, the buffer shall be enhanced to provide visual screening of the development with a minimum of three staggered rows of a mixture of Cryptomeria and Southern Magnolia trees eight to ten feet in height at time of planting. Plantings shall meet the approval of the Director of Planning and Development.
- D. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully recessed and surrounded by the same materials. Ground signs shall not exceed ten feet in height.
- E. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- F. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- G. Outdoor sales and/or storage shall be prohibited.
- H. Dumpsters shall be located in the rear or side yard and 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.
- I. Billboards shall be prohibited.
- J. The number, location, and design of driveways shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.
- K. The sale of adult materials shall be prohibited.
- L. All parcels shall provide interparcel access to internal and adjoining commercially-zoned properties. Provide a future interparcel access stub to the adjoining residentially-zoned property to the southwest.
- M. Outdoor loudspeakers shall be prohibited, except for drive-thru windows.

- N. Outdoor 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.
 - O. 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.
 - P. Peddlers and/or parking lot sales shall be prohibited.
 - Q. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - R. All stormwater management ponds shall be enclosed with a six-foot wooden opaque fence and screened by landscaping.
3. Abide by the following requirements, dedications and improvements:
- A. The developer shall also dedicate all right of way and easements required per GDOT direction to improve sight distance at the intersection.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Legal Description

3476 Fence Road

All that tract or parcel of land lying and being in Land Lot 002, 2nd District, Gwinnett County, Georgia and being more particularly described as follows: BEGINNING at the southwest property corner; thence running North 52 degrees 49 minutes 09 seconds West, a distance of 250.00 feet to a point; thence North 24 degrees 04 minutes 25 seconds East, a distance of 210.60 feet to a point; thence North 26 degrees 26 minutes 30 seconds East, a distance of 193.80 feet to a point; thence along a curve to the Right for an arc distance of 300.14 feet, said curve having a chord bearing of South 37 degrees 37 minutes 10 seconds East and a chord distance of 299.43 feet and a radius of 1,264.56 feet to a point; thence along a curve to the Right for an arc distance of 55.08 feet, said curve having a chord bearing of South 26 degrees 21 minutes 47 seconds East and a chord distance of 55.07 feet and a radius of 904.93 feet to a point; thence South 54 degrees 24 minutes 26 seconds West, a distance of 123.29 feet to a point; thence South 08 degrees 56 minutes 56 seconds West, a distance of 127.67 feet to a point; thence South 61 degrees 36 minutes 47 seconds West, a distance of 68.36 feet to a point, being the POINT OF BEGINNING. Said tract contains 2.336 acres or 101,767 square feet.

CIC '20 017

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MAR 06 2020

Planning&Development

CASE NUMBER CIC2020-00018
GCID 2020-0449

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JUNE 23, 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	Out of Room	Out of Room
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by CRICKET DEVELOPMENT GROUP, LLC to Change the Conditions of Zoning on a tract of land zoned R-75 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of JUNE 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.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one story homes and 2,200 square feet for two story homes.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement shake or siding with a two-foot high brick or stone water table.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. The Azalea Drive street frontage shall be landscaped by the developer and maintained by the Homeowner's Association and shall include a decorative masonry entrance feature. Landscape and entrance plans shall be subject to review and approval of the Director of Planning and Development.
- B. Direct lot access to Azalea Drive shall be prohibited.
- C. All grassed areas on dwelling lots shall be sodded.
- D. Provide underground utilities throughout the development.
- E. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.

F. Building lots shall not be located within the required stream buffer or impervious setback area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-10-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

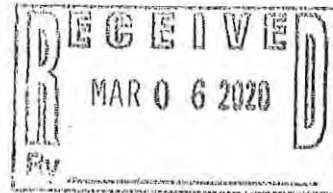
1434 Azalea Drive
Lawrenceville, Georgia

ALL that tract or parcel of land lying and being in Land Lot 53 of the 7th District, Gwinnett County, Georgia, containing 18.46 acres, as shown on a ALTA/NSPS Survey for 1434 Azalea Drive, Lawrenceville, Georgia 30043 prepared by Blue Landworks, LLC, last revised October 19, 2017, and being more particularly described as follows:

COMMENCING at an iron pin set (½" rebar) on the southern margin of Azalea Drive (60-foot right-of-way) having a State Plane Coordinate of N-1459880.26 E-2355836.66 said point being **THE TRUE POINT OF BEGINNING**; Thence continuing along said right-of-way along an arc of a curve to the left having a radius of 746.97 feet and a chord bearing and distance of South 48 degrees 04 minutes 59 seconds East, 162.80 feet to an iron pin set (½" rebar); Thence South 53 degrees 57 minutes 38 seconds East, 110.89 feet to an iron pin set (½" rebar); Thence along an arc of a curve to the right having a radius of 2,257.26 feet and a chord bearing and distance of South 51 degrees 21 minutes 16 seconds, 274.16 feet; Thence leaving said right-of-way South 60 degrees 45 minutes 25 seconds West, 1,680.40 feet to an iron pin found (½" rebar); Thence North 30 degrees 32 minutes 34 seconds West, 507.47 feet to an iron pin found (½" rebar); Thence North 60 degrees 42 minutes 03 seconds East, 1,489.77 feet to an iron pin set (½" rebar), said pin being **THE TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 18.46 acres, more or less.

CIC '20 018



CASE NUMBER SUP2020-00020
GCID 2020-0364

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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 VIVENE L.M. HOLLEY for the proposed use of a HOME OCCUPATION (BEAUTY SALON) (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of a beauty salon as a home occupation within the existing single-family residential dwelling.
2. No more than one client shall be permitted on the site at a time. Client parking shall be limited to the existing driveway only. On-street parking shall be prohibited.
3. Limit the hours of operation from 10:00 a.m. to 5:00 p.m., Tuesday through Saturday.
4. No outside employees shall be permitted.
5. There shall be no evidence of the home occupation from the exterior of the dwelling.
6. Exterior signage shall be prohibited.
7. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred or otherwise conveyed to any other party, or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.

CASE NUMBER SUP2020-00020
GCID 2020-0364

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-16-20

ATTEST:

Diane Kempf
County Clerk/Deputy County Clerk



Legal Description

27542
0259

BK 27542 PG0259

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA

02 MAY 31 PM 2:00

TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ 142.50
TOM LAWLER CLERK OF
SUPERIOR COURT

#E102-1088

STATE OF GEORGIA
DEKALB COUNTY

RETURN THIS INSTRUMENT TO:
David Markowitz, P.C., Attorney At Law
1800 Century Blvd/Suite 950
Atlanta, Georgia 30345

WARRANTY DEED

THIS INDENTURE, made May 29, 2002, between Jeffery H. Garvin and Sandra L. Garvin, of the County of Gwinnett in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Vivene L.M. Holley, of the County of Gwinnett in the State of Georgia as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits);

WITNESSETH: That Grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described real property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 47, 8th District, Gwinnett County, Georgia, being Lot 22, Block A, Unit One, Springridge Subdivision, according to plat of survey recorded in Plat Book 59, Page 220, Gwinnett County, Georgia Records, which plat and the record thereof are incorporated herein by

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Planning & Development
Planning & Development

SUP '20 020

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restriction of record affecting said described property.

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

AND THE SAID Grantor, and his heirs, executors, and administrators, will warrant and forever defend the right and title to the said described property unto the said Grantee against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness

Renee

NOTARY PUBLIC:
My commission expires:



[Signature] (Seal)
Jeffery H. Garvin

[Signature] (Seal)
Sandra L. Garvin

097298 -99

10

CASE NUMBER SUP2020-00021
GCID 2020-0365

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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 YEN TRINH for the proposed use of a PLACE OF WORSHIP (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 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. A place of worship and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s). Residency shall be restricted to no more than three nuns.
 - B. There shall be no modification or additions to the exterior of the building except for customary maintenance and painting.
 - C. Any statuary shall be located in the rear yard with a maximum height of ten feet.
 - D. Modular buildings shall be prohibited.
 - E. No additional accessory structures shall be permitted.
2. To satisfy the following site development considerations:
 - A. Obtain all necessary development and building permits and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
 - B. The existing gravel parking lot shall be removed. All parking shall be on a hard surface pavement (i.e. asphalt, concrete, porous concrete or porous asphalt) within lined spaces per the Unified Development Ordinance Section 240-60.3 guidelines.
 - C. Lighted outdoor recreation facilities shall be prohibited.

- D. Outdoor loudspeakers shall be prohibited.
- E. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed six feet in height.
- F. Billboards or oversized signs shall be prohibited.
- G. No tents, canopies, 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.
- H. Outdoor storage shall be prohibited.
- I. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

CASE NUMBER SUP2020-00021
GCID 2020-0365

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



0K5 3.648 P00809

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 171 of the 6th District Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located on the southwesterly right of way of Harbins Road (80 foot right of way), 1,133.07 feet southeasterly, as measured along the southwesterly right of way of Harbins Road, from the southeasterly right of way of Cobb Meadow, thence south 54 degrees 40 minutes 02 seconds east along the southwesterly right of way of Harbins Road a distance of 168.44 feet to a point; thence southeasterly along the arc of a curve, and following said right of way, a distance 302.95 feet to an iron pin, said arc having a chord bearing of south 41 degrees 58 minutes 15 seconds east, a chord distance of 302.40 feet, and a radius of 1,443.62 feet; thence south 58 degrees 38 minutes 34 seconds west a distance of 433.56 feet to an iron pin; thence north 58 degrees 55 minutes 27 seconds west a distance of 275.00 feet to an iron pin; thence north 33 degrees 15 minutes 01 seconds east a distance of 485.37 feet to the point of beginning, said property being shown of plat of survey for Zachary Johnson by Matthew V Ingram, Georgia Registered Land Surveyor No. 2288, dated April 21, 1992, and being shown as 3,945 acres with an address of 1085 Harbins Road, Norcross, Georgia under the current numbering system for Norcross, Georgia.

RECEIVED BY

SUP '20 021

JAN 29 2020

Planning & Development

CASE NUMBER SUP2020-00025
GCID 2020-0366

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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 JOSE C. & BERTHA MARTINEZ for the proposed use of ACCESSORY STRUCTURE 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. The wooden framed accessory building may be no greater than 2,500-square feet in area and 20 feet in height.
2. Exterior treatments should be brick on three sides of the structure. The balance of the exterior shall be fiber-cement siding painted to match the principal structure. Design and construction materials shall be subject to the review and approval of the Director of Planning and Development.
3. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel or dirt floors are prohibited.
4. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.
5. The building shall be located in the rear yard and shall meet setback requirements as established by the Unified Development Ordinance. Existing natural vegetation shall be maintained between the building and Janmar Road.
6. The accessory building shall not be used in the conduct of a commercial business or home occupation.
7. No provisions for plumbing, kitchens, or human habitation shall be permitted in the building.
8. Direct access for the accessory structure from Janmar Road shall be prohibited.

9. Access shall be provided by extending the existing concrete driveway.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1244 Janmar Road, Snellville, Ga. 30078

All that tract or parcel of land lying and being in Land Lot 55, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar found on the Northeasterly right-of-way of Janmar Road, said point being 302.63 feet as measured in a Southeasterly direction from the intersection of said right-of-way and the Southeasterly right-of-way of Web Gin House Road; thence leaving said right-of-way of Janmar Road North 60°10'47" East a distance of 495.45 feet to ½ inch rebar found; thence South 29°48'23" East a distance of 400.00 feet to a ½ inch rebar set; thence South 60°10'47" West a distance of 495.00 feet to a ½ inch rebar set on the Northeasterly right-of-way of Janmar Road; thence along said right-of-way North 29°52'15" West a distance of 400.00 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 4.547 acres.

SUP '20 025

RECEIVED BY

MAR 03 2020

Planning&Development

CASE NUMBER SUP2020-00024
GCID 2020-0450

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SHINJO, INC. for the proposed use of TATTOO STUDIO 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include a tattoo parlor as a Special Use.
2. The tattoo parlor leased space shall not exceed 2,400 square feet.
3. The hours of operation shall not extend past 9:00 p.m.
4. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
5. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.

9. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kelly
County Clerk/Deputy County Clerk



Type: DEED Book: 53139 Page: 00652

DK 53139 PG0652

EXHIBIT "A"

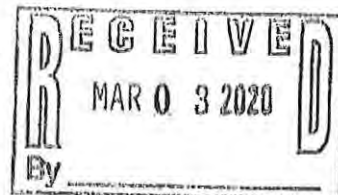
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 210 and 211 of the 6th District, Gwinnett County, Georgia, being designated as Tract 3 of Paragon at Satellite, containing 10.568 acres, according to that certain Subdivision Plat for Platting Purposes Only of Paragon at Satellite for Cornerstone Investment Group, LLC, dated November 28, 2005, recorded in Plat Book 117, Pages 130 through 136, Gwinnett County, Georgia Records, said plat being incorporated herein by reference.

TOGETHER WITH all easement rights set forth in that certain Declaration of Easements for Paragon at Satellite by Cornerstone Investment Group, LLC, filed for record October 19, 2006 and recorded in Deed Book 47154, Page 501, Gwinnett County, Georgia Records.

SUP '20 024

11



CASE NUMBER SUP2020-00027
GCID 2020-0451

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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 GAIL MOONEY for the proposed use of an ACCESSORY BUILDING EXCEEDING CUMULATIVE TOTAL OF 1,000 SQUARE FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. The wooden framed accessory building may be no greater than 1,260 square feet in area and 24 feet in height.
2. Exterior treatments shall be brick on four sides of the structure to match the existing home. Design and construction materials shall be subject to the review and approval of the Director of Planning and Development.
3. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel or dirt floors are prohibited.
4. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.
5. The building shall be located in the rear yard and shall meet setback requirements as established by the UDO.
6. The accessory building shall not be used in the conduct of a commercial business or home occupation.
7. No provisions for plumbing, kitchens, or human habitation shall be permitted in the building.
8. Direct access for the accessory structure from Haddon Hall Drive shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal description – 3430 Haddon Hall Dr:

All that tract or parcel of land lying and being in land lot 1 of the 1st district Puckett's GMD 1387, Gwinnett County, Georgia, being Lot 2, Block A, North Gwinnett Estates North Subdivision, as per plat recorded in plat book 83, page 84, as revised in plat book 89, page 144, Gwinnett County, Georgia records, which plat is incorporated herein and made a part hereof by reference, being more particular described as follows:

Beginning at a point formed by the southwest corner of lot 1 and the southeast corner of lot 2, which is the true point of beginning; thence N51°4'55"W a distance of 334.32' to a rebar found; thence N34°44'30"E a distance of 266.81' to a rebar found; thence S28°27'31"E a distance of 394.66' to a rebar found; thence along a curve whose length is 41.70' subtended by a chord 41.67' along a bearing S46°37'13"W to a point; thence along a line with a bearing of S42°47'51"W a distance of 73.16 feet to a rebar found and the true point of beginning.

RECEIVED BY :

MAR 06 2020

Planning & Development

SUP '20 027

CASE NUMBER RZC2020-00007
GCID 2020-0348

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by GWINNETT COUNTY BOARD OF COMMISSIONERS for the proposed use of SPECIALTY TRADE CONTRACTORS OFFICE 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office and accessory uses, which may include a specialty trade contractor's office.
 - B. All operations, including the servicing of vehicles, storage of materials and similar activities connected with the use, shall be conducted entirely within an enclosed building. Outdoor sales, storage or display of merchandise, including trailers, automotive parts and junked vehicles, shall be prohibited. Fleet vehicles associated with the operation of a business are exempt from these requirements.
 - C. Repair or servicing of vehicles shall be prohibited.
 - D. All vehicles shall be parked or stored on an approved paved surface, and not within landscaped strips, grassed areas or the street right of way.
 - E. A maximum of ten vehicles may be parked onsite overnight and must be parked to the rear of the subject property.
2. To satisfy the following site development considerations:
 - A. New ground signage shall be limited to a 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, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

- B. 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.
- C. Outdoor loudspeakers shall be prohibited.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION
642 RUSSELL ROAD
GWINNETT COUNTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 65 OF THE 7th DISTRICT,
GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CONCRETE CURB AND GUTTER, POINT BEING THE POINT OF
CURVATURE ON THE WESTERN SIDE OF STATE ROUTE #20 AT THE SOUTH WESTERN INTERSECTION OF
RUSSELL ROAD; THENCE SOUTH 86° 31' 51" WEST FOR A DISTANCE OF 195.68 FEET TO AN IRON PIN
FOUND (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD. THE POINT BEING THE TRUE
POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 06° 30' 55" WEST FOR A DISTANCE
OF 201.23 FEET TO AN IRON PIN FOUND (REBAR); THENCE SOUTH 72° 06' 39" WEST FOR A DISTANCE OF
109.72 FEET TO AN IRON PIN FOUND (OPEN TOP PIPE); THENCE NORTH 17° 26' 10" WEST A DISTANCE
OF 315.10 FEET TO AN IRON PIN SET (REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF RUSSELL ROAD;
THENCE ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 604.80, A
CHORD BEARING OF SOUTH 78° 28' 33" EAST WITH A CHORD LENGTH OF 56.98 FEET AND AN ARC
LENGTH OF 57.00 FEET TO AN IRON PIN SET (REBAR); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY
SOUTH 75° 23' 57" EAST FOR A DISTANCE OF 44.70 FEET TO A POINT; THENCE SOUTH 71° 08' 05" EAST
FOR A DISTANCE OF 43.92 FEET TO A POINT; THENCE SOUTH 69° 35' 45" EAST FOR A DISTANCE OF 86.43
FEET TO AN IRON PIN FOUND (REBAR) AND THE TRUE POINT OF BEGINNING.

SAID TRACT BEING PART OF 642 RUSSELL ROAD AND CONTAINING 0.945 ACRES MORE OR LESS.

RECEIVED BY

FEB 04 2020

Planning&Development

RZC '20 007

CASE NUMBER RZC2020-00010
GCID 2020-0436

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-140 to M-1 by RIDGELINE LAND PLANNING, INC. 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from R-140 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. To an electronics refurbishing and wholesale business to be developed in general accordance with the plan submitted at the June 23, 2020, Board of Commissioners meeting. The final site plan shall be submitted for the review and approval of the Director of Planning and Development.
 - B. Buildings shall be finished with architectural treatments of glass and/or brick, textured architectural precast concrete or stone. Architectural renderings shall be submitted for review and approval by the Director of Planning and Development prior to issuance of building permits.
 - C. Outdoor storage of equipment or materials shall be prohibited.
 - D. Sole construction and access to the property shall be via Oakland Road. No access shall be permitted from His Way, including temporary construction access, access for surveying, testing, etc. The number, location and design of all driveways shall be subject to Gwinnett County Department of Transportation review and approval.
 - E. Hours of operation shall be limited to 8:00am-6:00pm, Monday through Friday. Deliveries shall be limited to 10:00am-3:00pm, Monday through Friday.
 - F. Building height shall be limited to 35 feet.
 - G. No retail sales shall be permitted.
2. To satisfy the following site development considerations:

- A. Provide a 50-foot wide natural, undisturbed along the western property line (Parcel R7042 035) and a 25-foot wide natural undisturbed buffer along the southern property line (Parcel R7037 005). Where sparsely vegetated, buffers shall be enhanced with a double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting.
- B. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
- C. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- D. Outdoor loudspeakers shall be prohibited.
- E. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- F. 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.
- G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. Billboards or oversized signs shall be prohibited.
- I. Stormwater detention facilities shall be located such that they are not within any required landscaped strips or buffers, and shall be fenced along the north and west sides with a wooden opaque fence a minimum of six feet in height.
- J. Plantings with the ten-foot landscape strip shall include evergreen trees for screening adjacent to stormwater detention facilities.

CASE NUMBER RZC2020-00010

GCID 2020-0436

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Sicre Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land lots 37 & 32, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the Southwesterly right of way of Oakland Road (80' R/W) with the Northeasterly right of way of His Way (50' R/W); thence along said right of way of Oakland Road a curve to the Left for an arc length of 136.66 feet, said curve having a chord bearing of South 21°26'00" East, a chord distance of 136.65 feet and a radius of 2904.79; thence South 22°46'50" East, a distance of 101.25 feet to a point, said point being South 73°00'57" West, a distance of 7.70 feet from a 1/2" rebar found; thence leaving said right of way South 73°00'57" West, a distance of 320.54 feet to a 1/2" rebar found; thence North 12°59'07" West, a distance of 209.77 feet to a 1/2" rebar found on the southerly right of way of His Way (50' R/W); thence along said right of way along a curve to the Left for an arc distance of 84.87 feet, said curve having a chord bearing of North 67°58'51" East and a chord distance of 84.86 feet and a radius of 3299.05 feet to a point; thence North 67°14'38" East, a distance of 201.57 feet to THE POINT OF BEGINNING.

Said tract contains 1.544 acres or 67244 square feet.

RZC 20010

RECEIVED BY

MAR 05 2020

Planning & Development

CASE NUMBER RZC2020-00011
GCID 2020-0437

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to O-1 by AP FRAMING, INC. for the proposed use of OFFICE USES (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to O-1 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lot 178 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEINNING at a capped rebar set on the north right-of-way line of US Highway number 29, a/k/a Winder highway, said point being 275 feet southwest of the original Land Lot Line between Land Lots 178 and 207; running thence along said right-of-way line S61°56'35"W a distance of 125.00 feet to a capped rebar set; thence leaving said right-of-way line and running N29°07'18"W a distance of 200.00 feet to a capped rebar set; running thence N61°56'35"E a distance of 125.00 feet to a capped rebar set; running thence S29°07'18"E a distance of 200.00 feet to the POINT OF BEGINNING

Said tract or parcel of land contains 0.574 acres

RZC '20 011

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MAR 06 2020

Planning & Development

CASE NUMBER RZC2020-00014
GCID 2020-0441

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by KALIGNA'S AUTO BROKER, LLC for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service/commercial and accessory uses, which may include the automobile sales and related service as a special use.
 - B. Limit the height of buildings to no more than one story.
 - C. Any new buildings shall be finished with architectural treatments of glass and/or brick on front and sides of the façade. The rear façade may be finished split face architectural block. Modular or mobile buildings shall be prohibited.
 - D. Within 60 days of zoning approval, obtain necessary development permits and bring the property up to all applicable zoning and development codes.
2. To satisfy the following site development considerations:
 - A. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially zoned property. Where buffer has been disturbed, the applicant shall replant and enhance with a minimum double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting. If during the permitting process, Planning and Development staff determines that a double row of trees is inadequate to repair the disturbed buffer, additional plantings may be required. Buffer plan is subject to the review and approval by the Director of Planning and Development.

- B. No additional exit/entrance onto Centerville Highway. Access to Centerville Highway shall be limited to the existing curb cut.
 - C. Billboards shall be prohibited.
 - D. Dumpsters shall be screened by an opaque fence or wall at least six feet in height and an opaque gate enclosure. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 7:00 p.m.
 - E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - F. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted.
 - G. No outdoor speakers or other public address system shall be permitted.
 - H. No temporary signs shall be permitted. No 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.
 - I. Provide a five-foot wide sidewalk along the right-of-way of Centerville Highway.
3. To abide by the following requirements, dedications, and improvements:
- A. Design required stormwater detention facilities so that they are located outside all required buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOTS 4 AND 13, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR FOUND ON THE SOUTHEASTERLY SIDE OF STATE ROUTE NO. 124, LOCATED 133.35 FROM THE INTERSECTION OF LAND LOTS 13, 4, 12 AND 5. BEING **THE TRUE POINT OF BEGINNING**; RUNNING THENCE ALONG THE RIGHT OF WAY OF STATE ROUTE NO. 124 AND THE ARC OF A 3769.80 FOOT RADIUS CURVE, AN ARC DISTANCE OF 58.84 FEET WITH A CHORD BEARING NORTH 33 DEGREES, 55 MINUTES, 11 SECONDS EAST A CHORD DISTANCE OF 58.84 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY NORTH 38 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 316.80 FEET TO A POINT, LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 50 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 79.20 FEET TO A POINT; RUNNING THENCE SOUTH 37 DEGREES 18 MINUTES 42 SECONDS WEST A DISTANCE OF 91.03 FEET TO A POINT, RUNNING THENCE SOUTH 37 DEGREES 31 MINUTES 38 SECONDS EAST A DISTANCE OF 327.95 FEET TO A POINT; RUNNING THENCE SOUTH 26 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 215.30 FEET TO A POINT; RUNNING THENCE NORTH 50 DEGREES 45 MINUTES 42 SECONDS WEST A DISTANCE OF 443.02 FEET TO A POINT BEING **THE TRUE POINT OF BEGINNING**; SAID PROPERTY BEING SHOWN ON THAT PLAT OF SURVEY PREPARED BY ACR ENGINEERING, INC DATED JANUARY 24, 2020. BEING 3.39 ACRES.

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MAR 09 2020

RZC '20 014

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Planning&Development

CASE NUMBER SUP2020-00028
GCID 2020-0442

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JUNE 23, 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 KALIGNA'S AUTO BROKER, LLC for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE (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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 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 and accessory uses, which may include the automobile sales and related service as a special use.
 - B. Limit the height of buildings to no more than one story.
 - C. Any new buildings shall be finished with architectural treatments of glass and/or brick on front and sides of the façade. The rear façade may be finished split face architectural block. Modular or mobile buildings shall be prohibited.
 - D. Within 60 days of zoning approval, obtain necessary development permits and bring the property up to all applicable zoning and development codes.
2. To satisfy the following site development considerations:
 - A. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially zoned property. Where buffer has been disturbed, the applicant shall replant and enhance with a minimum double staggered row of evergreens eight feet on center. Trees shall be a minimum of six feet in height at the time of planting. If during the permitting process, Planning and Development staff determines that a double row of trees is inadequate to repair the disturbed buffer, additional plantings may be required. Buffer plan is subject to the review and approval by the Director of Planning and Development.

- B. No additional exit/entrance onto Centerville Highway. Access to Centerville Highway shall be limited to the existing curb cut.
 - C. Billboards shall be prohibited.
 - D. Dumpsters shall be screened by an opaque fence or wall at least six feet in height and an opaque gate enclosure. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 7:00 p.m.
 - E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - F. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted.
 - G. No outdoor speakers or other public address system shall be permitted.
 - H. No temporary signs shall be permitted. No 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.
 - I. Provide a five-foot wide sidewalk along the right-of-way of Centerville Highway.
3. To abide by the following requirements, dedications, and improvements:
- A. Design required stormwater detention facilities so that they are located outside all required buffers.

CASE NUMBER SUP2020-00028
GCID 2020-0442

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana K...
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOTS 4 AND 13, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH REBAR FOUND ON THE SOUTHEASTERLY SIDE OF STATE ROUTE NO. 124, LOCATED 133.35 FROM THE INTERSECTION OF LAND LOTS 13, 4, 12 AND 5. BEING **THE TRUE POINT OF BEGINNING**; RUNNING THENCE ALONG THE RIGHT OF WAY OF STATE ROUTE NO. 124 AND THE ARC OF A 3769.80 FOOT RADIUS CURVE, AN ARC DISTANCE OF 58.84 FEET WITH A CHORD BEARING NORTH 33 DEGREES, 55 MINUTES, 11 SECONDS EAST A CHORD DISTANCE OF 58.84 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY NORTH 38 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 316.80 FEET TO A POINT, LEAVING SAID RIGHT OF WAY AND RUNNING SOUTH 50 DEGREES 59 MINUTES 30 SECONDS EAST A DISTANCE OF 79.20 FEET TO A POINT; RUNNING THENCE SOUTH 37 DEGREES 18 MINUTES 42 SECONDS WEST A DISTANCE OF 91.03 FEET TO A POINT, RUNNING THENCE SOUTH 37 DEGREES 31 MINUTES 38 SECONDS EAST A DISTANCE OF 327.95 FEET TO A POINT; RUNNING THENCE SOUTH 26 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 215.30 FEET TO A POINT; RUNNING THENCE NORTH 50 DEGREES 45 MINUTES 42 SECONDS WEST A DISTANCE OF 443.02 FEET TO A POINT BEING **THE TRUE POINT OF BEGINNING**; SAID PROPERTY BEING SHOWN ON THAT PLAT OF SURVEY PREPARED BY ACR ENGINEERING, INC DATED JANUARY 24, 2020. BEING 3.39 ACRES.

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MAR 09 2020

SUP '20 028

Planning&Development

CASE NUMBER RZM2020-00008
GCID 2020-0352

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 & C-2 to RM-24 by THE PROVIDENCE GROUP OF GEORGIA, LLC for the proposed use of APARTMENTS (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from R-75 & C-2 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily residential apartments and accessory uses and structures, not to exceed 238 units.
 - B. Buildings shall be constructed with internal corridors (no breezeways), with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
 - C. Multifamily "Flats" buildings shall be three stories in height, incorporating where feasible, the following design elements: modulated facades of differing depths and widths to create residential character and scale; pitched and hipped roofs of varying ridge and hip height, lateral cornice length, and soffit depth; architectural building lighting, building cladding fields to create three-sided architectural depth; and balcony variation incorporating protruding, recessed, and "Juliette" designs within vertical stacks.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
 - E. The development shall be in substantial conformance with the site plan prepared by Travis Pruitt & Associates, Inc. dated March 12, 2020 with changes necessary to meet conditions of zoning and development regulations. Final layout shall be subject to the review and approval of the Director of Planning and Development.

2. To satisfy the following site development considerations:
 - A. Zoning buffers shall not be required internal to the development, adjacent to the proposed TND portion of the project.
 - B. The Buford Highway and Woodward Mill Road frontages shall include a landscaped entrance feature, decorative fencing and landscaping along the entire frontage (placed outside the existing sewer easement along Woodward Mill Road). Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
 - C. The development may be a gated community, with automated card access gates at all entrances/exits. If the access gate system is installed, it is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - D. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - E. All grassed areas shall be sodded.
 - F. All utilities shall be placed underground.
 - G. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - H. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Buford Highway or Woodward Mill Road unless otherwise required by law.
 - I. 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.
 - J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - L. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque fence a minimum of six feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

M. Development shall include amenities for residents including a pool, clubhouse, and pocket park. These amenities could be on the multifamily property or could be shared with the adjacent TND property. Design and location of the amenities shall be subject to the review and approval by the Director of Planning and Development.

3. Abide by the following requirements, dedications, and improvements:

A. Prior to the approval of a final certificate of occupancy, all conditions of the Development of Regional Impact GRTA Notice of Decision shown on Attachment "A" shall be met.

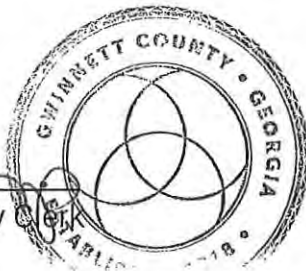
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-4-20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



DESCRIPTION OF

12.294 acres Tract (Future Apartment Complex)

All that tract or parcel of land lying and being in Land Lot 256 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar set at the intersection of the northeastern right of way line of Woodward Mill Road (right of way width varies), formerly known as Suwanee Creek Road and Martins Bottom Road, and the southern right of way line of U.S. Highway 23 (200 foot right of way width), also known as Georgia State Route 13 and Buford Highway; thence proceeding along said right of way line of U.S. Highway 23 the following courses and distances: North 58 degrees 29 minutes 20 seconds East a distance of 393.50 feet to a 1/2 inch rebar found, North 61 degrees 18 minutes 01 seconds East a distance of 150.08 feet to a 1 inch open top pipe found and along a curve to the right with a radius of 6832.00 feet and an arc length of 738.04 feet (said curve having a chord bearing of North 65 degrees 20 minutes 46 seconds East and a chord distance of 737.69 feet) to a point; thence leaving U.S. Highway 23 and proceeding South 23 degrees 05 minutes 59 seconds East a distance of 461.25 feet to a point; thence South 66 degrees 54 minutes 01 seconds West a distance of 556.35 feet to a point; thence South 48 degrees 14 minutes 48 seconds West a distance of 113.70 feet to a point; thence South 29 degrees 35 minutes 35 seconds West a distance of 228.90 feet to a point on the northeastern right of way line of Woodward Mill Road; thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: North 60 degrees 24 minutes 25 seconds West a distance of 18.87 feet to a 1/2 inch rebar set, North 60 degrees 36 minutes 49 seconds West a distance of 67.15 feet to a 1/2 inch rebar set, North 61 degrees 18 minutes 25 seconds West a distance of 213.40 feet to a 1/2 inch rebar set, North 62 degrees 30 minutes 46 seconds West a distance of 107.42 feet to a 1/2 inch rebar set, North 64 degrees 15 minutes 40 seconds West a distance of 40.25 feet to a 1/2 inch rebar set, North 40 degrees 35 minutes 16 seconds West a distance of 35.44 feet to a 1/2 inch rebar set, North 65 degrees 03 minutes 06 seconds West a distance of 141.89 feet to a 1/2 inch rebar set and along a curve to the right with a radius of 760.00 feet and an arc length of 71.76 feet (said curve having a chord bearing of North 62 degrees 20 minutes 58 seconds West and a chord distance of 71.74 feet) to the Point of Beginning.

Said tract contains 535,537 square feet or 12.294 acres.

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Planning/Development

RZM '20008

CASE NUMBER RZR2020-00009
GCID 2020-0353

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to TND by THE PROVIDENCE GROUP OF GEORGIA, LLC 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning* Map from R-75 to TND is hereby **APPROVED** with the following enumerated conditions:

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

A. Single-family attached and detached dwellings and accessory uses and structures, not to exceed 287 units (combined RZR2020-00009 & RZR2020-00010) with the following limitations:

- a. No less than 10% of the total number of lots may be categorized as small-size, mid-size or large lots per the TND standards within the Unified Development Ordinance.
- b. No more than 75% of the total number of lots may be categorized as "townhomes" per the TND standards within the Unified Development Ordinance.
- c. Non-residential development shall be prohibited.

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

- a. Townhomes: 1,600 square feet
- b. Small Lot dwellings: 2,000 square feet
- c. Mid-size Lot & Larger Lot dwellings: 2,200 square feet

C. The development shall be in substantial conformance with the two site plans prepared by Travis Pruitt & Associates, Inc. dated March 12, 2020 with changes necessary to meet conditions of zoning and development regulations. Final layout shall be subject to the review and approval of the Director of Planning and Development.

- D. Homes shall be designed to incorporate the following: all front and side facades shall be designed to include the following materials: brick, stone, fiber-cement siding/shake, or a mixture thereof. All rear elevations shall have a brick water table to the level of the main floor, no less than 24-inches in height. Upper floor rear elevations shall be designed to incorporate the following materials: brick, stacked stone, glass, fiber-cement siding/shake or a mixture thereof.
 - E. All dwellings shall have a minimum two-car garage except front-entry units on Woodward Mill South property. A minimum 50% of the total lots shall be rear entry via alleys. Alleys shall be constructed with a maximum width of 18-feet, unless designated as a fire access road. Alleys may be constructed with a header curb, roll-back curb or no curb.
 - F. Parallel parking spaces shall be provided per the site plan, but may be moved if approved by staff.
2. To satisfy the following site development considerations:
- A. In lieu of zoning buffers, provide a minimum six-foot high, shadow-box wood privacy fence adjacent to neighboring single-family residential properties. Privacy fencing shall be maintained by the Homeowner's Association.
 - B. All utilities shall be placed underground.
 - C. The Woodward Mill Road and Buford Highway frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, decorative fencing and landscaping along the entire frontage. Landscaping, fence and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
 - D. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Homeowner's Association shall be responsible for maintaining all of the single-family and townhome landscaping.
 - E. A recreation area consisting of a swimming pool and clubhouse shall be provided on the subject property. A minimum of three pocket parks shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
 - F. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque fence a minimum of six feet in height, and shall be fully

screened from view of adjacent residences with a double staggered row of evergreens.

- G. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
- H. All grassed areas on dwelling lots shall be sodded.
- I. Direct lot access to Woodward Mill Road and Buford Highway shall be prohibited.

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

- A. Prior to the approval of a final certificate of occupancy, all conditions of the Development of Regional Impact GRTA Notice of Decision shown on Attachment "A" shall be met.

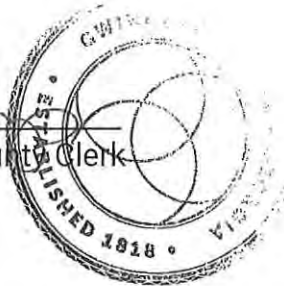
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kennerly
County Clerk/Deputy County Clerk



DESCRIPTION OF

7.903 acres Tract (Future Townhomes Complex South)

All that tract or parcel of land lying and being in Land Lot 256 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a 1/2 inch rebar set at the intersection of the southern right of way line of U.S. Highway 23 (200 foot right of way width), also known as Georgia State Route 13 and Buford Highway, and the northeastern right of way line of Woodward Mill Road (right of way width varies), formerly known as Suwanee Creek Road and Martins Bottom Road, thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: along a curve to the left with a radius of 760.00 feet and an arc length of 71.76 feet (said curve having a chord bearing of South 62 degrees 20 minutes 58 seconds East and a chord distance of 71.74 feet) to a 1/2 inch rebar set, South 65 degrees 03 minutes 06 seconds East a distance of 141.89 feet to a 1/2 inch rebar set, South 40 degrees 35 minutes 16 seconds East a distance of 35.44 feet to a 1/2 inch rebar set, South 64 degrees 15 minutes 40 seconds East a distance of 40.25 feet to a 1/2 inch rebar set, South 62 degrees 30 minutes 46 seconds East a distance of 107.42 feet to a 1/2 inch rebar set, South 61 degrees 18 minutes 25 seconds East a distance of 213.40 feet to a 1/2 inch rebar set, South 60 degrees 36 minutes 49 seconds East a distance of 67.15 feet to a 1/2 inch rebar set, South 60 degrees 24 minutes 25 seconds East a distance of 49.83 feet to a 1/2 inch rebar set, South 59 degrees 39 minutes 47 seconds East a distance of 44.94 feet to a 1/2 inch rebar set, South 59 degrees 26 minutes 20 seconds East a distance of 48.04 feet to a 1/2 inch rebar set, South 59 degrees 22 minutes 59 seconds East a distance of 48.50 feet to a 1/2 inch rebar set, South 58 degrees 53 minutes 39 seconds East a distance of 50.07 feet to a 1/2 inch rebar set, South 58 degrees 17 minutes 57 seconds East a distance of 57.95 feet to a 1/2 inch rebar set, South 56 degrees 48 minutes 15 seconds East a distance of 48.34 feet to a 1/2 inch rebar set, South 55 degrees 25 minutes 12 seconds East a distance of 47.18 feet to a 1/2 inch rebar set, South 53 degrees 26 minutes 06 seconds East a distance of 61.55 feet to a 1/2 inch rebar set, South 48 degrees 45 minutes 45 seconds East a distance of 59.72 feet to a 1/2 inch rebar set, South 43 degrees 44 minutes 09 seconds East a distance of 53.46 feet to a 1/2 inch rebar set and South 42 degrees 18 minutes 04 seconds East a distance of 24.89 feet to a 1/2 inch rebar set, South 42 degrees 18 minutes 04 seconds East a distance of 84.90 feet to a 1/2 inch rebar set and South 43 degrees 03 minutes 43 seconds East a distance of 115.26 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 232 and 256; thence proceeding along said land lot line the following courses and distances: South 60 degrees 05 minutes 48 seconds West a distance of 25.67 feet to a point and South 60 degrees 05 minutes 48 seconds West a distance of 25.68 feet to a 1/2 inch rebar set on the southwestern right of way line of Woodward Mill Road, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along the land lot line common to Land Lots 232 and 256 the following courses and distances: South 57 degrees 41 minutes 23 seconds West a distance of 2.89 feet to a 1/2 inch rebar set and South 60 degrees 22 minutes 44 seconds West a distance of 651.30 feet to a 3/4 inch open top pipe

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found; thence leaving said land lot line and proceeding North 29 degrees 42 minutes 18 seconds West a distance of 210.08 feet to a 1/2 inch rebar found; thence North 29 degrees 40 minutes 53 seconds West a distance of 105.13 feet to a 1/2 inch rebar found; thence North 29 degrees 26 minutes 57 seconds West a distance of 210.37 feet to a 1 inch open top pipe found; thence North 30 degrees 21 minutes 08 seconds West a distance of 136.73 feet to a 1/2 inch rebar set; thence North 64 degrees 19 minutes 49 seconds East a distance of 20.13 feet to a point; thence North 87 degrees 48 minutes 37 seconds East a distance of 223.37 feet to a point; thence North 45 degrees 21 minutes 05 seconds East a distance of 61.00 feet to a point; thence North 08 degrees 46 minutes 50 seconds East a distance of 151.86 feet to a point on the southwestern right of way line of Woodward Mill Road; thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: South 60 degrees 24 minutes 25 seconds East a distance of 36.41 feet to a 1/2 inch rebar set, South 59 degrees 39 minutes 47 seconds East a distance of 44.52 feet to a 1/2 inch rebar set, South 59 degrees 26 minutes 20 seconds East a distance of 47.92 feet to a 1/2 inch rebar set, South 59 degrees 22 minutes 59 seconds East a distance of 48.26 feet to a 1/2 inch rebar set, South 58 degrees 53 minutes 39 seconds East a distance of 49.60 feet to a 1/2 inch rebar set, South 58 degrees 17 minutes 57 seconds East a distance of 57.04 feet to a 1/2 inch rebar set, South 56 degrees 48 minutes 15 seconds East a distance of 47.08 feet to a 1/2 inch rebar set, South 55 degrees 25 minutes 12 seconds East a distance of 45.71 feet to a 1/2 inch rebar set, South 53 degrees 26 minutes 06 seconds East a distance of 58.65 feet to a 1/2 inch rebar set, South 48 degrees 45 minutes 45 seconds East a distance of 55.48 feet to a 1/2 inch rebar set, South 43 degrees 44 minutes 09 seconds East a distance of 50.64 feet to a 1/2 inch rebar set, South 42 degrees 18 minutes 04 seconds East a distance of 109.50 feet to a 1/2 inch rebar set and South 43 degrees 03 minutes 43 seconds East a distance of 103.90 feet to the Point of Beginning.

Said tract contains 344,251 square feet or 7.903 acres.

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CASE NUMBER RZR2020-00010
GCID 2020-0354

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to TND by THE PROVIDENCE GROUP OF GEORGIA, LLC 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **APPROVED** with the following enumerated conditions:

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

A. Single-family attached and detached dwellings and accessory uses and structures, not to exceed 287 units (combined RZR2020-00009 & RZR2020-00010) with the following limitations:

- a. No less than 10% of the total number of lots may be categorized as small-size, mid-size or large lots per the TND standards within the Unified Development Ordinance.
- b. No more than 75% of the total number of lots may be categorized as "townhomes" per the TND standards within the Unified Development Ordinance.
- c. Non-residential development shall be prohibited.

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

- a. Townhomes: 1,600 square feet
- b. Small Lot dwellings: 2,000 square feet
- c. Mid-size Lot & Larger Lot dwellings: 2,200 square feet

C. The development shall be in substantial conformance with the two site plans prepared by Travis Pruitt & Associates, Inc. dated March 12, 2020 with changes necessary to meet conditions of zoning and development regulations. Final layout shall be subject to the review and approval of the Director of Planning and Development.

- D. Homes shall be designed to incorporate the following: all front and side facades shall be designed to include the following materials: brick, stone, fiber-cement siding/shake, or a mixture thereof. All rear elevations shall have a brick water table to the level of the main floor, no less than 24-inches in height. Upper floor rear elevations shall be designed to incorporate the following materials: brick, stacked stone, glass, fiber-cement siding/shake or a mixture thereof.
- E. All dwellings shall have a minimum two-car garage except front-entry units on Woodward Mill South property. A minimum 50% of the total lots shall be rear entry via alleys. Alleys shall be constructed with a maximum width of 18-feet, unless designated as a fire access road. Alleys may be constructed with a header curb, roll-back curb or no curb.
- F. Parallel parking spaces shall be provided per the site plan, but may be moved if approved by staff.

2. To satisfy the following site development considerations:

- A. In lieu of zoning buffers, provide a minimum six-foot high, shadow-box wood privacy fence adjacent to neighboring single-family residential properties. Privacy fencing shall be maintained by the Homeowner's Association.
- B. All utilities shall be placed underground.
- C. The Woodward Mill Road and Buford Highway frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, decorative fencing and landscaping along the entire frontage. Landscaping, fence and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
- D. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Homeowner's Association shall be responsible for maintaining all of the single-family and townhome landscaping.
- E. A recreation area consisting of a swimming pool and clubhouse shall be provided on the subject property. A minimum of three pocket parks shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
- F. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque fence a minimum of six feet in height, and shall be fully

screened from view of adjacent residences with a double staggered row of evergreens.

G. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.

H. All grassed areas on dwelling lots shall be sodded.

I. Direct lot access to Woodward Mill Road and Buford Highway shall be prohibited.

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

A. Prior to the approval of a final certificate of occupancy, all conditions of the Development of Regional Impact GRTA Notice of Decision shown on Attachment "A" shall be met.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



DESCRIPTION OF

33.701 acres Tract (Future Townhomes Complex North)

All that tract or parcel of land lying and being in Land Lots 256 and 257 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a 1/2 inch rebar set at the intersection of the northeastern right of way line of Woodward Mill Road (right of way width varies), formerly known as Suwanee Creek Road and Martins Bottom Road, and the southern right of way line of U.S. Highway 23 (200 foot right of way width), also known as Georgia State Route 13 and Buford Highway; thence proceed along said right of way line of U.S. Highway 23 the following courses and distances: North 58 degrees 29 minutes 20 seconds East a distance of 393.50 feet to a 1/2 inch rebar found, North 61 degrees 18 minutes 01 seconds East a distance of 150.08 feet to a 1 inch open top pipe found and along a curve to the right with a radius of 6832.00 feet and an arc length of 738.04 feet (said curve having a chord bearing of North 65 degrees 20 minutes 46 seconds East and a chord distance of 737.69 feet) to a point, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said right of way line of U.S. Highway 23 the following courses and distances: along a curve to the right with a radius of 6832.00 feet and an arc length of 23.68 feet (said curve having a chord bearing of North 68 degrees 32 minutes 24 seconds East and a chord distance of 23.68 feet) to a 1/2 inch rebar found, North 67 degrees 40 minutes 08 seconds East a distance of 199.84 feet to a 1/2 inch open top pipe found, North 66 degrees 22 minutes 08 seconds East a distance of 99.86 feet to a 1 inch open top pipe found, North 66 degrees 58 minutes 51 seconds East a distance of 199.93 feet to a 1/2 inch rebar found and North 66 degrees 24 minutes 16 seconds East a distance of 333.57 feet to a 1/2 inch rebar set; thence leaving U.S. Highway 23 and proceeding South 55 degrees 37 minutes 10 seconds East a distance of 100.00 feet to a 1/2 inch rebar set; thence South 19 degrees 30 minutes 50 seconds West a distance of 309.50 feet to a 1/2 inch rebar set on the land lot line common to Land Lots 256 and 257; thence proceeding along said land lot line South 29 degrees 48 minutes 59 seconds East a distance of 846.51 feet to a 1 inch open top pipe found at the corner common to Land Lots 231, 232, 256 and 257; thence proceeding along the land lot line common to Land Lots 232 and 256 the following courses and distances: South 59 degrees 39 minutes 18 seconds West a distance of 492.57 feet to a 1/2 inch rebar found, South 59 degrees 39 minutes 34 seconds West a distance of 480.44 feet to a 1 inch open top pipe found, South 60 degrees 18 minutes 45 seconds West a distance of 149.92 feet to a 1 inch open top pipe found, South 59 degrees 43 minutes 43 seconds West a distance of 157.25 feet to a 1/2 inch rebar set and South 68 degrees 32 minutes 53 seconds West a distance of 7.31 feet to a 1/2 inch rebar set on the northeastern right of way line of Woodward Mill Road; thence proceeding along said right of way line of Woodward Mill Road the following courses and distances: North 43 degrees 03 minutes 43 seconds West a distance of 115.26 feet to a 1/2 inch rebar set, North 42 degrees 18 minutes 04 seconds West a distance of 84.90 feet to a 1/2 inch rebar set, North 42 degrees 18 minutes 04 seconds West a distance of 24.89 feet to a 1/2 inch rebar set, North 43 degrees 44 minutes 09 seconds West a distance of 53.46 feet to a 1/2 inch rebar set, North 48 degrees 45

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minutes 45 seconds West a distance of 59.72 feet to a 1/2 inch rebar set, North 53 degrees 26 minutes 06 seconds West a distance of 61.55 feet to a 1/2 inch rebar set, North 55 degrees 25 minutes 12 seconds West a distance of 47.18 feet to a 1/2 inch rebar set, North 56 degrees 48 minutes 15 seconds West a distance of 48.34 feet to a 1/2 inch rebar set, North 58 degrees 17 minutes 57 seconds West a distance of 57.95 feet to a 1/2 inch rebar set, North 58 degrees 53 minutes 39 seconds West a distance of 50.07 feet to a 1/2 inch rebar set, North 59 degrees 22 minutes 59 seconds West a distance of 48.50 feet to a 1/2 inch rebar set, North 59 degrees 26 minutes 20 seconds West a distance of 48.04 feet to a 1/2 inch rebar set, North 59 degrees 39 minutes 47 seconds West a distance of 44.94 feet to a 1/2 inch rebar set and North 60 degrees 24 minutes 25 seconds West a distance of 30.96 feet to a point; thence leaving Woodward Mill Road and proceeding North 29 degrees 35 minutes 35 seconds East a distance of 228.90 feet to a point; thence North 48 degrees 14 minutes 48 seconds East a distance of 113.70 feet to a point; thence North 66 degrees 54 minutes 01 seconds East a distance of 556.35 feet to a point; thence North 23 degrees 05 minutes 59 seconds West a distance of 461.25 feet to the Point of Beginning.

Said tract contains 1,468,001 square feet or 33.701 acres.

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Planning & Development

CASE NUMBER RZM2020-00011
GCID 2020-0356

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 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-3 to RM-24 by TERWILLIGER PAPPAS for the proposed use of APARTMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from C-3 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows.
 - A. Multifamily residential apartments and accessory uses and structures, not to exceed 24 units per acre. The development shall be in general accordance with the site plan submitted at the June 23, 2020, Board of Commissioners public hearing. The site plan shall be submitted for review and approval by the Director of Planning and Development.
 - B. The minimum heated floor area per dwelling unit shall be 600 square feet.
 - C. Buildings shall be constructed as urban-style, flat-roofed buildings, with internal corridors (no breezeways). Buildings shall be constructed in general accordance with the elevations submitted at the June 23, 2020, Board of Commissioners public hearing, with elevations having at least 25 percent of the building elevation area constructed of brick or stone. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
 - D. The complex shall be limited to a maximum of eight percent of units as three-bedrooms or larger and maximum of ten percent of units as efficiency. The development shall provide a minimum of one parking space per bedroom.
2. To satisfy the following site development considerations:
 - A. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - B. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.

- C. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
 - D. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - E. All grassed areas shall be sodded.
 - F. All utilities shall be placed underground.
 - G. Ground signage shall be limited to monument-type signs, and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
 - H. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - I. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Steve Reynolds Boulevard or Shackelford Road unless otherwise required by law.
 - J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited. All of these with the exception of the first 12 months post the first certificate of occupancy.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.

- B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lots 202, 203, 208, and 209 of the 6th District, City of Norcross, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the southerly most mitered intersection of the westerly Right of Way of Steve Reynolds Boulevard (Variable R/W) and the northerly Right of Way of Shackelford Road (Variable R/W); from point thus established and running along the northerly Right of Way of Shackelford Road the following courses: South 47° 27' 15" West a distance of 60.88 feet to an iron pin set; thence South 59° 51' 37" West a distance of 120.01 feet to an iron pin set; thence running along a curve to the left an arc length of 153.04 feet, (said curve having a radius of 533.93 feet, with a chord bearing of South 51° 38' 57" West, and a chord length of 152.52 feet) to an iron pin set; thence South 43° 26' 16" West a distance of 205.05 feet to a point; thence running along a curve to the right an arc length of 33.46 feet, (said curve having a radius of 607.86 feet, with a chord bearing of South 45° 00' 54" West, and a chord length of 33.46 feet) to a mag nail found; thence leaving said Right of Way of Shackelford Road and running North 32° 13' 56" West a distance of 28.64 feet to a mag nail found; thence running along a curve to the right an arc length of 113.25 feet, (said curve having a radius of 138.69 feet, with a chord bearing of North 08° 47' 20" West, and a chord length of 110.13 feet) to a mag nail found; thence North 14° 37' 46" East a distance of 130.99 feet to a point; thence running along a curve to the left an arc length of 213.09 feet, (said curve having a radius of 136.75 feet, with a chord bearing of North 30° 00' 59" West, and a chord length of 192.18 feet) to a mag nail found; thence North 74° 37' 42" West a distance of 359.89 feet to a mag nail found; thence North 14° 53' 05" East a distance of 265.21 feet to a 1/2" rebar found on the southerly Right of Way of Interstate 85 (Variable R/W); thence running along said southerly Right of Way of Interstate 85 North 71° 49' 18" East a distance of 491.76 feet to a Right of Way Monument found, said monument being the northwesterly most mitered intersection of Steve Reynolds Boulevard and Interstate 85; thence running along said miter South 68° 53' 28" East a distance of 104.17 feet to an iron pin set; thence running along said westerly Right of Way of Steve Reynolds Boulevard South 30° 08' 34" East a distance of 524.94 feet to a 1/2" rebar found; thence running along a miter South 16° 27' 34" West a distance of 74.30 feet to the TRUE POINT OF BEGINNING. Said tract contains 9.533 Acres (415,270 Square Feet).

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CASE NUMBER RZM2020-00014
GCID 2020-0443

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 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 RM to R-TH by BANGLADESH ASSOCIATION OF GEORGIA, INC. for the proposed use of TOWNHOUSES 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from RM to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed a maximum density of 8 units.
- B. The minimum heated floor area per dwelling unit shall be 1,800 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. Provide a 50-foot wide landscape setback along Williams Road. The Williams 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 by the Director of Planning and Development.
- B. Provide a 20-foot wide grassed or landscape strip between all buildings and interior driveways/streets. On front entry townhomes, a landscape island may be used in areas where driveways impede the location of the landscape strip. Final layout shall be subject to the review and approval by the Director of Planning and Development.
- C. Sidewalks to be installed on front-entry townhomes from the driveway and parking to front entry. Sidewalk connection from parking in the rear to proposed townhomes shall be established. The final sidewalk plan shall be approved by the Director of Planning and Development to insure proper connectivity.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.

- E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - 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. All grassed areas shall be sodded.
 - H. All utilities shall be placed underground.
 - I. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
 - J. 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.
3. To abide by the following requirements, dedications and improvements:
- A. Coordinate with Gwinnett County DOT Project Manager Greg Smith for dedication of required right-of-way easements for sidewalk installation on Williams Road (Gwinnett DOT project F-1314).

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Gentry
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 171 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF WILLIAMS ROAD (70' RIGHT OF WAY) LOCATED $\pm 473'$ NORTHERLY FROM THE CENTERLINE OF HARBINS ROAD, THENCE RUNNING $N35^{\circ}36'00''W$ FOR A DISTANCE OF 399.77' TO A REBAR FOUND, THENCE RUNNING $N7^{\circ}08'38''W$ FOR A DISTANCE OF 210.45' TO AN OPEN TOP PIPE, THENCE RUNNING $S38^{\circ}28'11''E$ FOR A DISTANCE OF 376.47' TO A COMPUTED POINT LOCATED ON THE WESTERLY RIGHT OF WAY OF WILLIAMS ROAD, THENCE RUNNING ALONG SAID RIGHT OF WAY $S3^{\circ}18'34''W$ FOR A DISTANCE OF 164.59' TO A POINT, THENCE CONTINUING ALONG A CURVE HAVING RADIUS OF 214.46', AN ARC DISTANCE OF 77.39' AND BEING SUBTENDED BY A CHORD BEARING OF $S13^{\circ}38'51''W$ FOR A DISTANCE OF 76.97' TO A REBAR FOUND AND THE POINT OF BEGINNING

SAID TRACT OR PARCEL OF LAND CONTAINS 61945 SQUARE FEET OR 1.422 ACRES AND BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON AS BUILT SURVEY PREPARED FOR 5411 WILLIAMS ROAD BY SURVEY SYSTEMS & ASSOC., INC. DATED 11-27-2019.

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RZM '20014

Planning&Development

CASE NUMBER RZR2020-00014
GCID 2020-0359

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 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 to OSC by WALKER ANDERSON HOMES, LLC for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 52 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,300 square feet.
 - C. Homes shall be constructed with façades of brick, stone, fiber-cement siding, shake, or combinations thereof with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - B. The frontage and project entrance on Kilgore Road frontage 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 by the Director of Planning and Development.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. All grassed areas on dwelling lots shall be sodded.

- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area. The stormwater facilities and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 184, 7th district of Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of southwesterly right-of-way of Mystic Drive (50' R/W) and northerly right-of-way of Kilgore Road (60' R/W) if extended; Thence follow the right-of-way of Kilgore Road in southwesterly direction for 372.65 feet to a point, said point being THE TRUE POINT OF BEGINNING.

THENCE South 38 degrees 29 minutes 48 seconds West a distance of 131.73 feet to a point;

THENCE along a curve to the left for an arc length of 120.65 feet, having a radius of 388.00 feet, being subtended by a chord bearing South 29 degrees 35 minutes 19 seconds West, for a distance of 120.16 feet to a point;

THENCE North 89 degrees 24 minutes 23 seconds West a distance of 811.28 feet to a point;

THENCE North 19 degrees 43 minutes 53 seconds West a distance of 845.50 feet to a point;

THENCE North 60 degrees 10 minutes 37 seconds East a distance of 625.00 feet to a point;

THENCE South 39 degrees 35 minutes 08 seconds East a distance of 840.75 feet to a point;

THENCE South 31 degrees 39 minutes 23 seconds East a distance of 304.93 feet to a point, said point being THE TRUE POINT OF BEGINNING.

The above described property contains an area of 19.801 acres (862,528 square feet).

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FEB 10 2020

Planning & Development

CASE NUMBER RZR2020-00015
GCID 2020-0445

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 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 to R-100 by IVAN GERMAN for the proposed use of SINGLE-FAMILY RESIDENCES 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed three lots.
 - B. The minimum heated floor area per dwelling unit shall be 3,000 square feet. All dwellings shall have at least a double-car garage.
 - C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. 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.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a building permit for each lot.
 - B. All grassed areas shall be sodded.
 - C. All utilities shall be placed underground.

CASE NUMBER RZR2020-00015
GCID 2020-0445

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diana K...
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
4350 SARDIS CHURCH RD
IVAN GERMAN

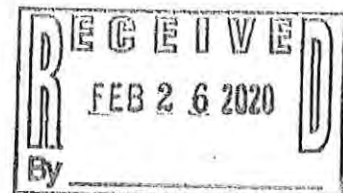
All that tract or parcel of land lying and being in PUCKET G.M.D. #1397, Land Lot 2, 1ST District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the right-of-way of Thompson Mill Road and Sardis Church Road, running thence South 34°08'38" West, a distance of 547.01 feet to a point, being the TRUE POINT OF BEGINNING ;

Thence; along right-of-way of Sardis Church Road, South 34°48'00" West, a distance of 93.68 feet to a point thence; South 35°11'21" West, a distance of 253.10 feet to a point, thence; North 64°03'40" West, a distance 83.60 feet to a point thence; North 13°50'00" West a distance of 446.68 feet to a point thence; South 63°56'00" East, a distance of 424.47 feet to a point being the TRUE POINT OF BEGINNING.

Said tract contains 2.00 acres, more or less and is shown more fully on survey plat recorded in plat book 58, page 215 by Bailey dated 04-16, 1993.

RZR '20015



CASE NUMBER RZR2020-00016
GCID 2020-0446

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JUNE 23, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by STEFAN LUPANCU for the proposed use of SINGLE-FAMILY RESIDENCES 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 JUNE 23, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of JUNE 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 3,000 square feet.
 - C. Homes shall be constructed with front facades of primarily brick or stacked stone, or as craftsman-style. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. All grassed areas on building lots shall be sodded.
 - B. Underground utilities shall be provided throughout the development.

CASE NUMBER RZR2020-00016

GCID 2020-0446

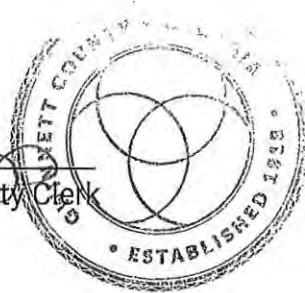
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 7-6-20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
PARCELS ID #S 3002-998 AND 7099-255
BRASELTON HWY AND CAIN CIRLE
STEFAN LUPANCU

All that tract or parcel of land lying and being in Land Lot 99, 7TH District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the right-of-way of Braselton Hwy and Cain Circle, running thence along southern R/W of Cain Circle South 26°14'56" East a distance of 86.39 feet to a point, thence; South 24°51'44" East a distance of 79.84 feet to a point, thence; South 23°58'26" East a distance of 113.39 feet to a point, thence; South 19°07'50" East a distance of 69.97 feet to a point, being the TRUE POINT OF BEGINNING ; Thence; along right-of-way of Cain circle, South 05°19'17" East a distance of 71.56 feet to a point, thence; South 03°58'17" East a distance of 93.03 feet to a point, thence; South 04°32'19" East, a distance of 88.34 feet to a point, thence; South 03°56'27" East a distance of 43.87 feet to a point, thence; North 83°05'11" West, a distance 325.53 feet to a point, thence; North 83°05'11" West, a distance 107.59 feet to a point, thence; a curve to the right having a radius of 1105.67 feet and a curve length 398.29 feet and a chord bearing North 20°43'56" East with a distance of 396.14 feet to a point, thence; South 06°15'35" West, a distance of 170.34 feet to a point, thence; North 81°30'35" East, a distance 288.38 feet point being the TRUE POINT OF BEGINNING.

Said tract contains 2.352 acres, more or less and is shown more fully on survey done by CARLAN Land Surveyors dated 12-23-19 for Larry E. Maddox.

RECEIVED BY

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RZR 20016

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