

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

CASE NUMBER RZM2019-00015
GCID 2019-1289

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 21, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 21st day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from C-2 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily residential apartments and accessory uses and structures, not to exceed a maximum density of 24 units per acre. Plan to be in general accordance with the site plan presented at the Board of Commissioners public hearing on June 23, 2020.
 - 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 of the Director of Planning and Development prior to the issuance of a development permit.
 - C. Garages shall be provided for a minimum of ten percent of the units.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three-bedrooms or larger.
 - E. All multifamily units shall have granite or solid surface countertops in kitchens and bathrooms, separate kitchen pantries, kitchen islands, walk-in closets, dual vanity countertops in select bathrooms, walk-in showers, hardwood or LVT throughout except in bedrooms and closets, and nine-foot ceilings.
2. To satisfy the following site development considerations:
 - A. Provide 50-foot wide buffer adjacent to residentially zoned property. The exterior 25-feet of the buffer's width shall remain natural and undisturbed, and the interior 25-feet of the buffer may be graded and landscaped. The buffer shall include an eight-foot high, spear topped decorative wrought iron-style (non-aluminum) metal fence. Location of fence and final buffer plan shall be subject to review and approval by the Director of Planning and Development.
 - B. Provide a minimum ten-foot wide landscape strip along the rights of way of Duluth Highway and Sugarloaf Parkway. The landscape strip shall be

supplemented with a six-foot high, decorative wrought iron-style fence with brick or stacked stone columns spaced a maximum of 30 feet on center. Final landscape and fence design shall be subject to review and approval by the Director of Planning and Development.

- C. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- D. Property may not be subdivided in the future to reduce the acreage in a way that would cause the development to exceed maximum approved density.
- E. 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.
- F. Natural vegetation shall remain on the property prior to issuance of a development permit.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- I. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- J. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way unless otherwise required by law.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right of way.
- L. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- M. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- N. 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 by the Director of Planning and Development.

- O. Development shall include amenities for residents including a pool, patio, gas fire pits, and outdoor grilling stations. Design and location of the amenities shall be subject to the review and approval by the Director of Planning and Development.
 - P. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District), including benches, lighting, and trash receptacles.
 - Q. Provide a minimum eight-foot wide sidewalk/multi-use path along the entire frontage of Duluth Highway and Sugarloaf Parkway. These facilities shall be designed as meandering, aesthetically pleasing pathways substantially set back from the edge of pavement. Subject to Georgia DOT approval, the existing sidewalk along Duluth Highway shall be removed and replaced with the new pedestrian facilities connecting through to Lamp Post Lane. Final sidewalk/path location and design shall be subject to review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a development permit, the applicant shall provide an updated traffic impact study to reflect the amended site plan presented at the June 23, 2020, Board of Commissioners public hearing.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study. All design and construction will be subject to Gwinnett County DOT review and approval.
 - C. Provide signalization, street sign, and striping upgrades to meet current standards at the intersection of Sugarloaf Parkway and Highway 120. All design and construction shall be subject to review and approval by Gwinnett County DOT.
 - D. Pedestrian improvements shall be incorporated at the signalized intersection of Sugarloaf Parkway and the access drive to Discover Mills Circle and shall be subject to the review and approval by Gwinnett County DOT.

CASE NUMBER RZM2019-00015

GCID 2019-1289

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTIONS

Tract 1: 1811 Duluth Highway (Parcel R7081 013)

All that tract or parcel of land lying and being in Land Lot 81 of the 7th District of Gwinnett County, Georgia containing 5.33 acres and being more particularly described according to a plat of survey for Brand Properties LLC prepared by Keystone Land Surveying Inc. dated October 1, 2019 and being more particularly described as follows:

Beginning at a 3/4" open top pipe found at the common corner of Land Lots 73, 74, 81 and 82;

thence **South 59 degrees 33 minutes 56 seconds West** along Land Lots 81 and 74 a distance of **163.19** feet to an iron pin set on the right of way of GA Hwy 120;

thence **North 71 degrees 50 minutes 48 seconds West** a distance of **120.40** feet to concrete monument found;

thence **South 88 degrees 51 minutes 24 seconds West** a distance of **334.30** feet to an iron pin set at the intersection of right of way of Georgia Highway 120 and the right of way of Sugarloaf Parkway;

thence **North 21 degrees 35 minutes 47 seconds West** a distance of **228.26** feet to a 3/4" open top pipe found;

thence **North 45 degrees 29 minutes 09 seconds East** a distance of **522.79** feet to #4 rebar found;

thence **South 29 degrees 42 minutes 03 seconds East** a distance of **606.63** feet to a 3/4" open top pipe found at the common corner of Land Lots 73, 74, 81 and 82 this being the True Point of Beginning.

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OCT 04 2019

Planning&Development

RZW '19 015

Tract 2: 1921 Duluth Highway (Parcel R7081 153)

All that tract or parcel of land lying and being in Land Lot 81 of the 7th District of Gwinnett County, Georgia containing 6.41 acres and being more particularly described according to a plat of survey for Brand Properties LLC prepared by Keystone Land Surveying Inc. dated October 1, 2019 and being more particularly described as follows:

Commencing at a 3/4" open top pipe found at the common corner of Land Lots 73, 74, 81 and 82;

thence **North 29 degrees 42 minutes 03 seconds West** a distance of **606.63** feet to a #4 Rebar Found, this Being the True Point of Beginning:

thence **South 45 degrees 29 minutes 09 seconds West** a distance of **522.79** feet to a 3/4" open top pipe found on the eastern right of way of Sugarloaf Parkway;

thence **North 09 degrees 16 minutes 43 seconds West** a distance of **446.51** feet to a 3/4" open top pipe found;

thence **North 16 degrees 53 minutes 47 seconds West** a distance of **470.14** feet to a #4 rebar found;

thence **North 64 degrees 36 minutes 35 seconds East** a distance of **246.05** feet to a #4 rebar found;

thence **South 29 degrees 44 minutes 12 seconds East** a distance of **103.64** feet to a #4 rebar found;

thence **South 29 degrees 42 minutes 03 seconds East** a distance of **621.10** feet to a #4 Rebar Found, this Being the True Point of Beginning:

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OCT 04 2019

Planning&Development

RZM '19 015

EXHIBIT "A"

Legal Description

Block H-2 Parcel

Tax Parcel No.: R7081 124)

Address: 5150 Sugarloaf Pkwy

All that tract or parcel of land lying and being in Land Lot 81 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a re-bar set on the Land Lot line dividing Land Lots 81 and 82 located South 30 degrees 00 minutes 33 seconds East a distance of 1360.91 from the Land Lot corner common to Land Lots 81, 82, 114 & 115; thence from said point of beginning along said Land Lot line, South 30 degrees 00 minutes 33 seconds East a distance of 294.78 feet to a 1 inch pipe found; thence South 67 degrees 38 minutes 51 seconds West a distance of 78.21 feet to a rock found; thence South 25 degrees 19 minutes 04 seconds East a distance of 250.02 feet to a 1/4 inch pipe found; thence North 75 degrees 22 minutes 48 seconds East a distance of 101.00 feet to a rock found on said Land Lot line; thence South 29 degrees 44 minutes 13 seconds East a distance of 140.41 feet to a re-bar set; thence leaving said Land Lot line, South 64 degrees 29 minutes 20 seconds West a distance of 246.07 feet to a re-bar set on the easterly right of way of Sugarloaf Parkway (right of way width varies); thence along said right of way the following courses and distances, North 16 degrees 53 minutes 47 seconds West, 5.45 feet; thence North 22 degrees 26 minutes 28 seconds West, 437.82 feet to a re-bar set; thence North 20 degrees 05 minutes 44 seconds West, 265.58 feet to a re-bar set; thence leaving said right of way, North 67 degrees 48 minutes 00 seconds East a distance of 143.26 feet to a re-bar set on the Land Lot line and the place of beginning.

Said tract originally shown on a plat entitled ALTA/ACSM Land Title Survey for The Mills Limited Partnership & Chicago Title Insurance Company as Tract No. 6 containing 2.6739 acres prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., bearing the seal of Miles H. Hannon, GRLS No. 1528, dated May 13, 1998, last revised May 19, 1999.

Said tract of land containing 2.68 acres and being shown as Block H-2 on and described according to that certain plat titled "Subdivision Plat for Discover Mills", by LandAir Surveying, Inc., and bearing the seal of Jon G. Adams, Georgia RLS #2768, dated March 13, 2001, last revised November 21, 2003, which survey is hereby made part of this legal description by this reference.

**RECEIVED BY
PLANNING AND DEVELOPMENT
APRIL 24, 2020
RZM2019-00015**

CASE NUMBER CIC2020-00015
GCID 2020-0361

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by CHARLES ASKEW to Change the Conditions of Zoning on a tract of land zoned R-ZT 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of JULY 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 with a maximum of 12 homes.
 - B. Minimum heated floor area per dwelling unit shall be 2,000 square feet.
 - C. All dwelling units shall have double-car garages. Where garages are front-entry, driveways shall be a minimum of 16 feet in width.
 - D. Homes shall be constructed with front façades of stacked stone or stucco. The balance of the home may be the same or of wood or fiber-cement siding.
2. To satisfy the following site development considerations:
 - A. Provide a 20-foot construction buffer adjacent to all external property lines with the exception of lots 7, 8, and the lot containing the detention pond as shown on the site plan submitted at the July 7, 2020, Planning Commission meeting.
 - B. The detention pond shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height. The detention pond shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
 - C. All utilities shall be underground.
 - D. All lots shall contain a minimum of two deciduous trees, minimum three inches in caliper.
 - E. All grassed areas shall be sodded.

- F. Number and locations of driveways subject to Gwinnett County DOT approval.
- G. Provide a masonry column on each side of the entrance into the neighborhood off of Lester Road, as shown in the rendering submitted at the July 7, 2020, Planning Commission meeting.
- H. Provide a three-rail horse fence on both sides of the entrance along Lester Road and submit a landscaping plan for approval by the Planning and Development Director for the frontage along Lester Road.

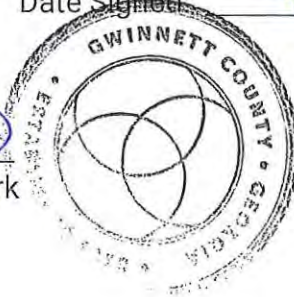
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



80 Lester Rd.

Exhibit "B" Legal Description

All that tract or parcel of land lying and being in Land Lot 126 of the 6th District, Gwinnett County, Georgia and being 2.019 acres, Lester Road, being more particularly described as follows:

Commence at 1/2" inch rebar found on the northerly right-of-way line of Lester Road (right-of-way varies) located 141.41 feet westerly from its intersection with Sugarbrook Lane (50 foot right-of-way); thence South 24 degrees 27 minutes 59 seconds East a distance of 9.97 feet to a 3/8" rebar found on the northerly right-of-way line of Lester Road (right-of-way varies); thence continuing along said right-of-way line along the arc of a curve to the left a distance of 174.64 feet; said arc having a radius of 485.76 feet and being subtended by a chord having a bearing of North 70 degrees 07 minutes 39 seconds West and a length of 173.70 feet to a point; running thence North 80 degrees 21 minutes 46 seconds West a distance of 40.10 feet to a 1/2" rebar found; thence leaving said right-of-way line and running North 24 degrees 26 minutes 59 seconds East a distance of 434.14 feet to 1/2" rebar found; thence South 65 degrees 30 minutes 48 seconds East a distance of 212.03 feet to a 1/2" rebar found; thence South 24 degrees 27 minutes 59 seconds West a distance of 399.92 feet to a 1/2" rebar found and the true point of beginning; as per plat of survey prepared for Riverwood Homes dated January 30, 2006 by SCI Development Services and certified by John A. Steerman, GRLS No. 2576, said plat of survey being incorporated herein by reference and made a part hereof.

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FEB 07 2020

Planning & Development

CIC 20015

CASE NUMBER RZC2020-00009
GCID 2020-0350

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by STEFAN NASUI for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **DENIED**.

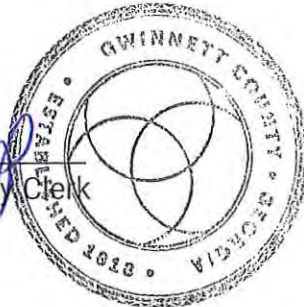
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



R6259 001A

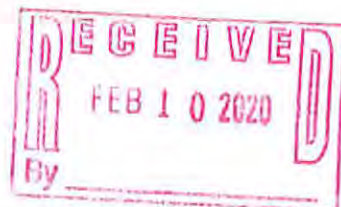
All that tract or parcel of land being in Land Lot 259 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:

Commencing At The Mitered Corner Of The Intersection of Buford Highway (Right-Of-Way Varies) And East Mount Tabor Circle (30 Foot Right-Of-Way); Thence Following The Right-Of-Way Of East Mount Tabor Circle S 28°14'18" E A Distance Of 117.21' To A Point; Which Is The True Point Of Beginning; Thence Leaving Said Right-Of-Way S 48°44'47" W A Distance Of 269.51' To A Point; Thence S 30°09'38" E A Distance Of 100.14' To A Point; Thence S 49°01'08" W A Distance Of 272.66' To A Point Along The Right-Of-Way Of East Mount Tabor Circle; Thence Following Said Right-Of-Way N 28°14'18" W A Distance Of 99.53' To A Point;

Which Is The Point Of Beginning,

Having An Area Of 26476.6 Square Feet, 0.608 Acres

RZC '20 009'



CASE NUMBER SUP2020-00022
GCID 2020-0351

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by STEFAN NASUI for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th-day of JULY 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

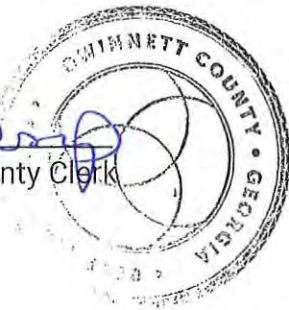
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



R6259 001A

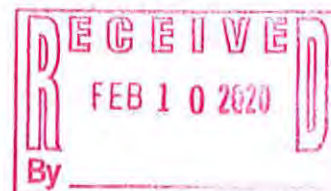
All that tract or parcel of land being in Land Lot 259 of the 6th district of Gwinnett County, Georgia and being more particularly described as follows:

Commencing At The Mitered Corner Of The Intersection of Buford Highway (Right-Of-Way Varies) And East Mount Tabor Circle (30 Foot Right-Of-Way); Thence Following The Right-Of-Way Of East Mount Tabor Circle S 28°14'18" E A Distance Of 117.21' To A Point; Which Is The True Point Of Beginning; Thence Leaving Said Right-Of-Way N 48°44'47" E A Distance Of 269.51' To A Point; Thence S 30°09'38" E A Distance Of 100.14' To A Point; Thence S 49°01'08" W A Distance Of 272.66' To A Point Along The Right-Of-Way Of East Mount Tabor Circle; Thence Following Said Right-Of-Way N 28°14'18" W A Distance Of 99.53' To A Point;

Which Is The Point Of Beginning,

Having An Area Of 26476.6 Square Feet, 0.608 Acres

SUP '20 022



CASE NUMBER RZC2020-00012
GCID 2020-0438

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JULY 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to C-2 is hereby **APPROVED** with the following enumerated conditions:

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

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

- adult bookstores or entertainment
- contractor's offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- pool halls
- smoke shops/novelty stores
- tattoo parlors
- taxidermists

B. Automotive repair shall be limited to minor repair, including but not limited to, oil changes, tune-ups, emissions testing, tire rotation and alignment. No body work, or repairs that require the total removal of the engine or transmission shall be allowed.

C. Overnight parking of customer vehicles for the automotive repair shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.

D. Service doors of the automotive repair that face Lawrenceville Highway shall remain closed except when pulling cars out of the service bays.

E. No amplified sounds shall be discernable from outside the development.

2. To satisfy the following site development considerations:

A. The property shall be developed in substantial conformity with the site plan dated June 29, 2020, with automobile uses limited to Building 2.

- B. Final architectural plans, landscape plans and site plans shall be subject to review and approval of the Director of Planning and Development.
- C. Provide a ten-foot wide landscaped strip outside the right of way of Lawrenceville Highway.
- D. Provide a minimum ten-foot wide buffer adjacent to residentially zoned properties except as provided for in Condition D.1. The buffer shall be supplemented with evergreen plantings where sparsely vegetated. A privacy fence shall be constructed between the replanted and undisturbed buffers along the eastern property line adjacent to residentially zoned property. For the remainder of the property, the privacy fence shall be constructed along the property line. Final buffer design shall be subject to review and approval by the Director of Planning and Development.
 - D.1. Provide a 75-foot buffer along the eastern and southern property line adjacent to residential properties with 37.5 feet from the property line remaining undisturbed. The remaining 37.5 feet shall be a replanted buffer with the final design subject to review and approval by the Director of Planning and Development.
- E. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
- F. 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.
- G. 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.
- H. 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.
- I. Billboards or oversized signs shall be prohibited.
- J. 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.
- K. Outdoor loudspeakers shall be prohibited.

- L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
- M. 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 7:00am and 7:00pm.
- N. 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.
- O. Peddlers shall be prohibited.
- P. The owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- Q. No parking or driveway shall be allowed behind Building 1, as identified by the plan dated June 29, 2020, except as required by Gwinnett County Fire.
- R. Smoking behind building adjacent to residential property shall be prohibited.
- S. Trees within the undisturbed buffer that have been identified by a certified arborist as diseased or dying shall be removed by the property owner. No other clearing activity shall occur inside the undisturbed buffer.
- T. No outdoor patios or decks shall be constructed on the side or rear of the building adjacent to residentially zoned property.
- U. Business hours of operation shall be limited to 7:00am to 11:00pm.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
2974 Lawrenceville Highway, Lawrenceville, Georgia 30044
(JOINED)

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 North 61°06'43" East a distance of 208.72 feet a ½ inch rebar found and THE TRUE POINT OR PLACE OF BEGINNING.

From thus established point of Beginning continue along said right-of-way of Lawrenceville Highway North 60°59'38" East a distance of 192.86 feet to a calculated point; thence continuing along said right-of-way, following a curve to the right, said curve having an arc distance of 202.94 feet and a radius of 803.83 feet and being subtended by a chord bearing North 68°28'06" East a distance of 202.40 feet to a ½ inch rebar found; thence leaving said right-of-way South 22°59'38" East a distance of 480.76 feet to an axle found; thence South 59°21'09" West a distance of 160.03 feet to a ½ inch rebar found; thence South 59°28'54" West a distance of 83.01 feet to a ½ inch rebar found; thence South 62°07'58" West a distance of 2.00 feet to a ½ inch rebar found; thence South 58°58'55" West a distance of 89.35 feet to a 3/8 inch rebar found; thence North 58°49'02" West a distance of 154.57 feet to a ½ inch rebar found; thence North 04°12'35" West a distance of 162.43 feet to a ½ inch rebar found (disturbed); thence North 60°56'08" West a distance of 78.80 feet to a ½ inch rebar found; thence North 14°58'29" West a distance of 170.67 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 4.594 acres.

RZC '20 01 2

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MAR 06 2023

Planning & Development

CASE NUMBER SUP2020-00026
GCID 2020-0439

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SANG LUONG for the proposed use of AUTOMOBILE REPAIR SHOP (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 JULY 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th-day of JULY 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 and service commercial and accessory uses. The following uses shall be prohibited:
 - adult bookstores or entertainment
 - contractor's offices
 - emissions inspection stations
 - equipment rental
 - extended stay hotels or motels
 - pool halls
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
- B. Automotive repair shall be limited to minor repair, including but not limited to, oil changes, tune-ups, emissions testing, tire rotation and alignment. No body work, or repairs that require the total removal of the engine or transmission shall be allowed.
- C. Overnight parking of customer vehicles for the automotive repair shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.
- D. Service doors of the automotive repair that face Lawrenceville Highway shall remain closed except when pulling cars out of the service bays.
- E. No amplified sounds shall be discernable from outside the development.

2. To satisfy the following site development considerations:

- A. The property shall be developed in substantial conformity with the site plan dated June 29, 2020, with automobile uses limited to Building 2.
- B. Final architectural plans, landscape plans and site plans shall be subject to review and approval of the Director of Planning and Development.
- C. Provide a ten-foot wide landscaped strip outside the right of way of Lawrenceville Highway.
- D. Provide a minimum ten-foot wide buffer adjacent to residentially zoned properties except as provided for in Condition D.1. The buffer shall be supplemented with evergreen plantings where sparsely vegetated. A privacy fence shall be constructed between the replanted and undisturbed buffers along the eastern property line adjacent to residentially zoned property. For the remainder of the property, the privacy fence shall be constructed along the property line. Final buffer design shall be subject to review and approval by the Director of Planning and Development.
 - D.1. Provide a 75-foot buffer along the eastern and southern property line adjacent to residential properties with 37.5 feet from the property line remaining undisturbed. The remaining 37.5 feet shall be a replanted buffer with the final design subject to review and approval by the Director of Planning and Development.
- E. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
- F. 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.
- G. 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.
- H. 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.

- I. Billboards or oversized signs shall be prohibited.
- J. 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.
- K. Outdoor loudspeakers shall be prohibited.
- L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
- M. 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 7:00am and 7:00pm.
- N. 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.
- O. Peddlers shall be prohibited.
- P. The owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- Q. No parking or driveway shall be allowed behind Building 1, as identified by the plan dated June 29, 2020, except as required by Gwinnett County Fire.
- R. Smoking behind building adjacent to residential property shall be prohibited.
- S. Trees within the undisturbed buffer that have been identified by a certified arborist as diseased or dying shall be removed by the property owner. No other clearing activity shall occur inside the undisturbed buffer.
- T. No outdoor patios or decks shall be constructed on the side or rear of the building adjacent to residentially zoned property.
- U. Business hours of operation shall be limited to 7:00am to 11:00pm.

CASE NUMBER SUP2020-00026
GCID 2020-0439

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kest
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
2974 Lawrenceville Highway, Lawrenceville, Georgia 30044
(JOINED)

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 North 61°06'43" East a distance of 208.72 feet a ½ inch rebar found and THE TRUE POINT OR PLACE OF BEGINNING.

From thus established point of Beginning continue along said right-of-way of Lawrenceville Highway North 60°59'38" East a distance of 192.86 feet to a calculated point; thence continuing along said right-of-way, following a curve to the right, said curve having an arc distance of 202.94 feet and a radius of 803.83 feet and being subtended by a chord bearing North 68°28'06" East a distance of 202.40 feet to a ½ inch rebar found; thence leaving said right-of-way South 22°59'38" East a distance of 480.76 feet to an axle found; thence South 59°21'09" West a distance of 160.03 feet to a ½ inch rebar found; thence South 59°28'54" West a distance of 83.01 feet to a ½ inch rebar found; thence South 62°07'58" West a distance of 2.00 feet to a ½ inch rebar found; thence South 58°58'55" West a distance of 89.35 feet to a 3/8 inch rebar found; thence North 58°49'02" West a distance of 154.57 feet to a ½ inch rebar found; thence North 04°12'35" West a distance of 162.43 feet to a ½ inch rebar found (disturbed); thence North 60°56'08" West a distance of 78.80 feet to a ½ inch rebar found; thence North 14°58'29" West a distance of 170.67 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 4.594 acres.

SUP 20 02 6

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MAR 06 2020

Planning & Development

CASE NUMBER RZM2020-00003
GCID 2020-0053

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to R-TH by ACTION TECHNOLOGY SOLUTIONS 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 JULY 28, 2020 and objections were filed.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Rezoned Tract Legal Description

All that tract or parcel of land lying and being in Land Lot 19 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southeasterly right-of-way of the Seaboard Air Line Railroad (right-of-way varies) with the Land Lot Line dividing Land Lots 14 and 19 of the 5th Land District of Gwinnett County, Georgia, said point being the POINT OF BEGINNING;
THENCE along said right-of-way the following (3) three courses and distances: North 33 degrees 44 minutes 09 seconds East a distance of 1,145.81 feet to a ½" rebar found;
THENCE South 56 degrees 15 minutes 48 seconds East a distance of 50.00 feet to a ½ inch rebar found;
THENCE with a curve turning to the right with an arc length of 377.14 feet, a radius of 4,796.55 feet, a chord bearing of North 35 degrees 42 minutes 55 seconds East, a chord length of 377.04 feet to an iron pin set;
THENCE leaving said right-of-way South 04 degrees 17 minutes 15 seconds West a distance of 590.66 feet to a point;
THENCE South 33 degrees 44 minutes 09 seconds West a distance of 800.00 feet to a point;
THENCE South 55 degrees 52 minutes 21 seconds West a distance of 348.72 feet to a ½ inch rebar found on the Land Lot Line dividing Land Lots 14 and 19 of the 5th Land District of Gwinnett County, Georgia;
THENCE along said Land Lot Line North 28 degrees 56 minutes 04 seconds West a distance of 249.91 feet to an iron pin set at the intersection of said Land Lot Line and the southeasterly right-of-way of the Seaboard Air Line Railroad, said point being the POINT OF BEGINNING.
Said property having an area of 10.323 acres.

Tract 2 Legal Description

All that tract or parcel of land lying and being in Land Lot 19 of the 5th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the southeasterly right-of-way of the Seaboard Air Line Railroad (right-of-way varies) with the Land Lot Line dividing Land Lots 14 and 19 of the 5th Land District of Gwinnett County, Georgia; THENCE along said Land Lot Line South 28 degrees 56 minutes 04 seconds East for a distance of 56.28 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING;
THENCE continuing along said Land Lot Line South 28 degrees 56 minutes 04 seconds East for a distance of 193.63 feet to a ½" rebar found;
THENCE leaving said Land Lot Line South 33 degrees 42 minutes 56 seconds West a distance of 86.43 feet to a ½ inch rebar found;
THENCE North 56 degrees 15 minutes 55 seconds West a distance of 172.04 feet to a 1 inch open top pipe found;
THENCE North 33 degrees 44 minutes 09 seconds East a distance of 175.32 feet to an iron pin set on the aforesaid Land Lot Line, said point being the TRUE POINT OF BEGINNING.
Said property having an area of 0.517 Acres.

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Planning&Development

CASE NUMBER RZM2020-00006
GCID 2020-0165

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 & C-2 to RM-13 by COMMONWEALTH DEVELOPMENT CORPORATION 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 JULY 28, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 & C-2 to RM-13 is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



RE-ZONING DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 7, 9 & 10 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the County Line of the 6th District of Gwinnett County and the 16th District Line of DeKalb County with the southwesterly right-of-way line of South Rockbridge Road (80' R/W); thence leaving said right-of-way line and following said County Line North 82 degrees 10 minutes 51 seconds West a distance of 257.39 feet to a point; thence along said County Line North 56 degrees 52 minutes 24 seconds West a distance of 822.51 feet to an iron pin found (1" solid bar); thence along said County Line North 46 degrees 39 minutes 40 seconds West a distance of 78.26 feet to an iron pin found; thence along said County Line North 50 degrees 42 minutes 35 seconds West a distance of 100.09 feet to an iron pin found; thence along said County Line North 46 degrees 36 minutes 15 seconds West a distance of 100.01 feet to an iron pin found to a point; thence along said County Line North 48 degrees 23 minutes 05 seconds West a distance of 554.25 feet to an iron pin found (1" solid bar at rock); thence North 46 degrees 40 minutes 20 seconds East a distance of 626.04 feet to an iron pin found (#5 rebar) on the southwesterly right-of-way line of South Rockbridge Road; thence along said right-of-way line the following courses and distances: South 46 degrees 45 minutes 10 seconds East a distance of 24.14 feet to a point; thence South 42 degrees 49 minutes 20 seconds East a distance of 62.16 feet to a point; thence South 41 degrees 19 minutes 45 seconds East a distance of 178.73 feet to a point; thence South 40 degrees 34 minutes 15 seconds East a distance of 232.27 feet to a point; thence South 39 degrees 55 minutes 30 seconds East a distance of 109.47 feet to a point; thence South 38 degrees 41 minutes 00 seconds East a distance of 114.92 feet to a point; thence South 37 degrees 40 minutes 50 seconds East a distance of 238.66 feet to a point; thence South 37 degrees 06 minutes 20 seconds East a distance of 241.48 feet to a point; thence South 36 degrees 51 minutes 50 seconds East a distance of 237.30 feet to a point; thence South 37 degrees 16 minutes 40 seconds East a distance of 218.31 feet to a point; thence South 35 degrees 01 minutes 35 seconds East a distance of 49.02 feet to a point; thence South 31 degrees 50 minutes 35 seconds East a distance of 22.60 feet to a point; thence South 23 degrees 30 minutes 15 seconds East a distance of 42.93 feet to a point; thence South 15 degrees 23 minutes 10 seconds East a distance of 37.64 feet to a point; thence South 7 degrees 17 minutes 35 seconds East a distance of 42.16 feet to a point and the POINT OF BEGINNING.

Said tract containing 18.37 acres more or less.

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Planning & Development

RZM '20 00 6

CASE NUMBER RZM2020-00007
GCID 2020-0243

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-ZT, O-I & C-2 to R-TH by EDGE CITY PROPERTIES, 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 JULY 28, 2020 and objections were not filed.

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

1. To restrict the use of the property as follows:
 - A. Attached townhouse dwellings and accessory uses, not to exceed 74 units.
 - B. The minimum heated floor area per unit shall be 1,800 square feet.
 - C. All dwellings shall have front façades and sides of brick and/or stacked stone with accents of fiber-cement shake or siding. The rear may be the same material or wood siding, wood shake, real cedar shake, or fiber-cement shake or siding with a minimum two-foot high brick or stacked stone water table.
 - D. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all building exteriors/roofs, common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance for the overall development.
 - E. All units shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The entire Parkwood Road frontage shall be landscaped and include a landscaped entrance feature and a fence. The latter may be constructed as a solid brick or stacked stone wall, or as a wrought iron fence with brick or stacked stone columns spaced a maximum of 90 feet on center or equestrian-style black wood fence. The street landscaping and fencing shall be maintained by the homeowner's association. Any graffiti shall be repaired and repainted within 72 hours. The stormwater facility may encroach into the Parkwood Road frontage landscape setback in general accordance with the site plan submitted at the July 28, 2020, Board of Commissioners public hearing. Where the stormwater facility encroached in the said setback, the developer shall install additional plantings, fencing, berms and/or other

features that provide an effective visual screen of the storm water facility on Parkwood Road.

- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. All grassed areas shall be sodded.
- D. Underground utilities shall be provided throughout the development.
- E. Private streets may be provided in the development. Streets shall have a minimum width from back of curb of 24 feet and may terminate in hammer head as depicted on the site plan or other turnarounds as approved by Gwinnett County DOT. Streets may include on-street parking in general accordance with the site plan.
- F. Install a six-foot high privacy fence along the R-ZT property to the southeast to be maintained by the Homeowner's Association.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Legal Description

OVERALL

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 52, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the southeastern intersection of the right of way of U.S. Highway 78, a.k.a. S.R. 10, a.k.a. Stone Mountain Highway (102 feet right of way) and the right of way of Parkwood Road (80 feet right of way); thence south easterly along the right of way of Parkwood Road a distance of 283.51 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way North 66°12'10" East a distance of 278.40 feet to a point; thence North 86°57'19" East a distance of 211.71 feet to a point; thence North 74°59'49" East a distance of 9.38 feet to a point; thence North 81°16'20" East a distance of 134.13 feet to a point; thence North 77°47'05" East a distance of 113.03 feet to a point; thence North 67°23'07" East a distance of 162.27 feet to a point; thence North 63°04'15" East a distance of 155.24 feet to a point; thence North 64°29'00" East a distance of 64.88 feet to a point; thence South 27°37'53" East a distance of 465.46 feet to a point; thence South 49°29'39" West a distance of 428.33 feet to a point located on the northeasterly right of way of Parkwood Road; thence along said right of way the following courses and distances: North 53°24'29" West a distance of 129.61 feet to a point; thence 163.14 feet along a curve to the left, said curve having a chord of North 60°03'28" West 162.77 feet and a radius of 702.83 feet to a point; thence 57.97 feet along a curve to the left, said curve having a chord of North 68°35'01" West 57.95 feet and a radius of 702.83 feet to a point; thence 231.38 feet along a curve to the left, said curve having a chord of North 80°29'57" West 231.00 feet and a radius of 1162.99 feet to a point; thence North 86°11'56" West a distance of 151.55 feet to a point; thence 273.46 feet along a curve to the right, said curve having a chord of North 67°16'07" West 268.51 feet and a radius of 413.84 feet to a point; thence North 46°20'43" West a distance of 40.65 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 9.606 Acres.

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Planning & Development

RZM '20 007

CASE NUMBER RZM2020-00015
GCID 2020-0444

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to RM-13 by WP GROUP ACQUISITIONS, LLC for the proposed use of APARTMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from M-1 to RM-13 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 352 total units.
 - B. The minimum heated floor area per dwelling unit shall be 750 square feet.
 - C. The site development shall be in general accordance with the site plan submitted at the July 28, 2020, Board of Commissioners meeting, including the amenity package shown on the site plan, as well as stated during the public hearing, and the trail system and potentially a small trailhead. Buildings shall be constructed with internal corridors (no breezeways). Buildings shall be constructed to the standards of the Design Category 3. Buildings shall have articulated parapets with varying heights. A setback low profile pitched roof maybe incorporate behind the parapets. 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. Garages shall be provided for a minimum of ten percent of the units.
 - E. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three bedrooms or larger.
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. Any required repairs shall be made within one week.
 - B. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to review and approval by the Director of Planning and Development.

- C. Natural vegetation shall remain on the property prior to issuance of a development permit.
 - D. All grassed areas shall be sodded, except for steep incline areas, which can be treated with hydroseed.
 - E. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
 - F. All utilities shall be placed underground.
 - G. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed ten feet in height.
 - H. Dumpster/compactor locations shall be screened by a 100 percent 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 shall be placed in an area of the subject property that is not visible from the street right of way of Peachtree Industrial Boulevard, unless otherwise required by law.
 - J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, such that it does not shine directly into adjacent properties or rights of way.
 - K. The property 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.
3. Abide by the following requirements, dedications, and improvements:
- A. Coordinate with the Gwinnett County Department of Transportation concerning connectivity to the Western Gwinnett Bikeway.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the

improvements are approved by D.O.T. All design and construction will be subject to D.O.T. review and approval.

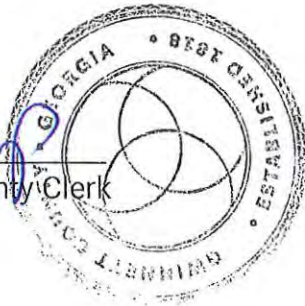
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract of land lying in Land Lot 207 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a point at the intersection of the edge of the southeasterly R/W line of Peachtree Industrial Boulevard (300' R/W) and the centerline of Oak Park Drive, thence running in a generally southwesterly direction along the aforementioned R/W for a distance of 2797.11 feet to a point, said point being the true POINT OF BEGINNING; thence N 21°16'36" E, 77.57 feet; thence along an arc 128.86 feet, having a radius of 3107.41 feet, the chord of which is N 22°27'53" E, 128.86 feet to a point in Suwanee Creek being approximately 50 feet wide; thence S 44°06'04" E, 265.35 feet; thence S 38°24'58" E, 93.84 feet; thence S 73°17'14" E, 58.03 feet; thence N 54°02'23" E, 117.94 feet; thence N 29°10'50" E, 76.26 feet; thence N 15°30'56" E, 41.66 feet; thence N 21°44'09" W, 38.18 feet; thence N 07°49'59" E, 56.52 feet; thence N 01°27'55" W, 57.62 feet; thence N 78°49'15" E, 71.21 feet; thence S 87°16'35" E, 29.45 feet; thence N 43°50'52" E, 77.60 feet; thence N 01°32'25" E, 82.61 feet; thence N 22°39'51" W, 56.93 feet; thence N 02°25'52" E, 41.60 feet; thence N 06°12'13" E, 87.63 feet; thence N 03°01'03" E, 48.86 feet; thence N 03°40'58" E, 61.43 feet; thence N 12°34'04" E, 69.61 feet; thence S 89°49'17" E, 41.53 feet; thence N 67°38'17" E, 41.35 feet; thence N 77°46'07" E, 34.21 feet; thence N 47°19'39" E, 63.12 feet; thence N 01°52'04" E, 98.40 feet; thence N 28°30'21" E, 75.43 feet; thence N 89°58'24" E, 74.96 feet; thence S 69°07'42" E, 79.86 feet; thence S 08°00'20" E, 60.78 feet; thence S 42°18'34" E, 80.24 feet; thence S 73°47'48" E, 56.53 feet; thence N 84°31'00" E, 53.91 feet; thence S 50°19'56" E, 66.52 feet; thence S 38°01'00" W, 66.91 feet; thence S 52°44'53" W, 39.40 feet; thence S 29°55'41" W, 29.53 feet; thence S 29°07'18" E, 36.83 feet; thence S 55°42'39" E, 96.58 feet; thence S 33°00'37" E, 57.63 feet; thence S 84°02'06" E, 27.30 feet; thence S 76°23'03" E, 91.83 feet; thence S 83°30'13" E, 73.65 feet; thence S 43°16'36" E, 96.52 feet; thence S 67°58'48" E, 20.39 feet; thence N 59°43'57" E, 39.48 feet; thence N 12°46'19" E, 40.69 feet; thence N 02°15'44" E, 29.10 feet; thence N 15°16'51" W, 68.72 feet; thence N 51°40'17" E, 67.21 feet; thence S 80°38'10" E, 101.71 feet; thence N 88°37'12" E, 83.46 feet; thence S 78°27'42" E, 49.18 feet; thence S 45°50'58" E, 64.97 feet; thence S 37°26'40" E, 32.81 feet; thence S 63°00'23" E, 63.71 feet; thence S 14°12'35" W, 27.41 feet; thence S 12°58'33" E, 3.56 feet; thence N 86°14'18" E, 53.22 feet; thence S 87°20'39" E, 35.47 feet; thence N 45°13'36" E, 47.46 feet; thence N 54°27'58" E, 52.55 feet, running thence and leaving the creek, S 35°32'02" E, 162.78 feet; thence S 29°55'32" W, 1669.87 feet; thence N 50°49'38" W, 1227.40 feet; thence S 23°29'47" W, 77.57 feet; thence N 50°44'28" W, 577.60 feet and the true POINT OF BEGINNING.

The above described parcel contains 47.86 acres (2084800 sq. ft.)

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MAR 06 2020

Planning&Development

RZM 20015

CASE NUMBER RZR2020-00017
GCID 2020-0447

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-60 by SILVER HILL HOMES for the proposed use of SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-60 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, limited to a maximum density of 2.5 units per acre or 21 units.
 - B. The minimum heated floor area per dwelling unit shall be 2,600 square feet.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone, in general accordance with the elevations submitted at the June 3, 2020, Planning Commission meeting. 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. No more than ten percent of the total units can be leased at any time
 - E. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. No direct lot access shall be allowed to Suwanee Dam Road or Moore Road. Maintain a 50-foot building setback along Suwanee Dam Road.
 - B. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/ facilities and street frontage landscaping. The Suwanee Dam Road and Moore Road frontages shall be landscaped by the developer and maintained by the Homeowner's Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Suwanee Dam Road and Moore Road frontages. Landscape plans, entrance features and fencing shall be subject to the review and approval of 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 building lots shall be sodded.
- E. Underground utilities shall be provided throughout the development.
- F. Stormwater detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

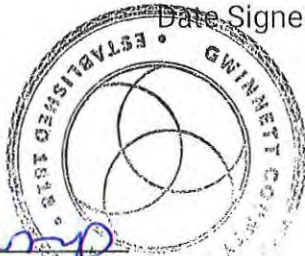
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

A parcel of land situated in Land Lot 287 of the 7th District of Gwinnett County, Georgia, said parcel being more particularly described as follows:

Commence at a 1/2 inch rebar marking the Northerly end of the chamfer between the Northerly Right of Way of Moore Road (Right of Way Varies) and the Westerly Right of Way of Suwanee Dam Road (Right of Way Varies); thence run South 26 degrees 33 minutes 46 seconds West along said chamfer for a distance of 59.23 feet to a point, said point lying on the aforementioned Northerly Right of Way of Moore Road; thence run South 80 degrees 09 minutes 09 seconds West along said Right of Way for a distance of 90.66 feet to a point, said point lying on a curve to the left, said curve having a radius of 428.21 feet, a chord bearing of South 76 degrees 19 minutes 29 seconds West, and a chord distance of 65.72 feet; thence run along the arc of said curve and said Right of Way for a distance of 65.79 feet to a point; thence run North 79 degrees 51 minutes 31 seconds West along said Right of Way for a distance of 19.28 feet to a point; thence run South 70 degrees 05 minutes 29 seconds West along said Right of Way for a distance of 80.94 feet to a point; thence leaving said Right of Way run North 19 degrees 05 minutes 21 seconds West for a distance of 144.18 feet to a point; thence run North 66 degrees 18 minutes 12 seconds West for a distance of 16.09 feet to a point; thence run North 40 degrees 51 minutes 12 seconds West for a distance of 126.06 feet to a point; thence run South 59 degrees 45 minutes 40 seconds West for a distance of 154.27 feet to a point; thence run North 29 degrees 31 minutes 29 seconds West for a distance of 371.18 feet to a point; thence run North 29 degrees 24 minutes 38 seconds West for a distance of 236.45 feet to a point; thence run North 78 degrees 04 minutes 47 seconds East for a distance of 403.88 feet to a point; thence run South 04 degrees 34 minutes 47 seconds West for a distance of 162.14 feet to a point; thence run South 88 degrees 05 minutes 19 seconds East for a distance of 92.10 feet to a point; thence run South 88 degrees 05 minutes 19 seconds East for a distance of 343.28 feet to a point, said point lying on the aforementioned Westerly Right of Way of Suwanee Dam Road; thence run South 01 degrees 07 minutes 19 seconds East along said right of way for a distance of 132.14 feet to a point, said point lying on a curve to the left, said curve having a radius of 2141.84, a chord bearing of South 05 degrees 02 minutes 42 seconds East, and a chord distance of 357.70 feet; thence run along the arc of said curve and said Right of Way for a distance of 358.11 feet to the POINT OF BEGINNING. Said parcel contains 366,783 Square Feet or 8.414 Acres.

RZR '20 017

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MAR 06 2017

Planning & Development

CASE NUMBER CIC2020-00019
GCID 2020-0622

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by TAYLOR MORRISON OF GEORGIA to Change the Conditions of Zoning on a tract of land zoned R-TH 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28th day of JULY 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. Attached townhouse dwelling and accessory uses.
- B. Buildings shall be constructed with front and side façades of primarily brick or stacked stone with minor treatments (i.e. gables, bay windows, chimneys) of wood or fiber-cement type siding. Rear façades may be the same or fiber-cement shake or siding. The two sides adjacent to Oakland Road shall be brick or stone, except for the gables, which can be fiber-cement siding. All other sides of the building can be the same fiber-cement siding. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.
- C. The minimum heated floor area per dwelling unit shall be at least 1,800 square feet.
- D. A minimum of 50% of the units shall have double car garages. The remainder of the units shall have at least a single car garage.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot wide landscaped setback along Oakland Road. The landscaped setback shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick wall or a decorative metal fence with brick or stacked stone columns (max. 30 feet on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- B. Provide a 40-foot wide undisturbed buffer adjacent to the northwest property line, and a 20-foot wide undisturbed buffer adjacent to the south property line. The

buffers shall be undisturbed except for pruning and additional plantings where sparsely vegetated.

- C. All grassed areas shall be sodded.
- D. All utilities shall be placed underground.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. The number and location of driveways are subject to Gwinnett County D.O.T. approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



EXHIBIT 1
PROPERTY

EXHIBIT A
Description of the Property

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 37 AND 42 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD (80 FOOT RIGHT OF WAY) 1685.50 FEET NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD FROM THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD WITH THE CENTERLINE OF NORCROSS-LAWRENCEVILLE ROAD; THENCE SOUTH 23 DEGREES 22 MINUTES 50 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD 105.00 FEET TO AN IRON PIN SET; THENCE SOUTH 25 DEGREES 13 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD 99.10 FEET TO A POINT; THENCE SOUTH 45 DEGREES 34 MINUTES 00 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF OAKLAND ROAD 98.00 FEET TO A POINT; THENCE SOUTH 55 DEGREES 33 MINUTES 00 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY OF OAKLAND ROAD 204.90 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST 1376.40 FEET TO A POINT; THENCE NORTH 72 DEGREES 23 MINUTES 00 SECONDS EAST 793.04 FEET TO A POINT; THENCE NORTH 72 DEGREES 20 MINUTES EAST 300.00 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING; BEING THE COMBINATION OF TWO TRACTS, ONE BEING AN APPROXIMATE 4.5913 ACRE TRACT SHOWN ON PLAT RECORDED IN PLAT BOOK 53, PAGE 36, GWINNETT COUNTY, GEORGIA RECORDS AND THE SECOND TRACT BEING AN APPROXIMATE 0.720 ACRE TRACT BEING SHOWN ON PLAT RECORDED IN PLAT BOOK 35, PAGE 3A, GWINNETT COUNTY, GEORGIA RECORDS.

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APR 03 2020 4815-1462-2646.2

Exhibit 1

CIC 20019

Planning&Development

CASE NUMBER SUP2020-00029
GCID 2020-0625

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ANNISTOWN ROAD BAPTIST CHURCH, INC. for the proposed use of DAY CARE CENTER 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 JULY 28, 2020 and objections were not filed.

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

1. Limited to a place of worship and accessory uses, which may include a child day care facility as a special use.
2. Child pick-up and drop-off shall be conducted on the interior of the site and shall not result in the queuing of vehicles on Annistown Road or Spain Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Property Owned by Annistown Road Baptist Church
4554 Annistown Road
Lithonia, Georgia 30058

All that tract or parcel of land lying in the Land Lots 27 and 28 of the Sixth District of Gwinnett County Georgia containing 10.87 acres and being more particularly described as follows:

Beginning at the intersection of the Southern 80' R/W of Annistown Road with the Eastern 80' R/W of Spain Road; thence along the R/W of Annistown Road N89°01'27"E 398.34' to an iron pin found; thence N88°27'53"E 321.48' to an iron pin found at the intersection point of the road R/W with the Southwestern 150' R/W of property of Georgia Power Company; thence N30°20'48"W along Georgia Power Company R/W 341.78' to an iron pin found; thence N31°18'13"W along Georgia Power Company R/W 199.94' to an iron pin found; thence S85°19'30"W 480.65' to an iron pin found; thence N85°18'27"E 539.62' to an iron pin found; thence N07°26'38"W 276.29' along the Eastern 80' R/W of Spain Road to an iron pin found; thence S05°43'34"E 255.76' along the Eastern 80' R/W of Spain Road to the point of beginning.

SUP '20 029

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MAR 09 2020

Planning & Development

CASE NUMBER SUP2020-00030
GCID 2020-0626

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by HEBRON BAPTIST CHURCH for the proposed use of GROUP HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

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

1. Limited to a state-licensed group home, providing residence and care for a maximum of eight individuals (clients) residing in the home.
2. Exterior signage advertising the group home shall be prohibited.
3. Any new building(s) or building renovations shall be of a traditional residential style. Architectural elevations, building materials, and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. Prior to the issuance of a building permit, coordinate with Gwinnett County Department of Transportation's Preconstruction Engineer to reserve necessary right of way for the Sugarloaf Parkway Extension.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Dea Heng
County Clerk/Deputy County Clerk



**DESCRIPTION OF
HEBRON BAPTIST CHURCH PROPERTY**

All that tract or parcel of land lying and being in Land Lot 274 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at a 1/2 inch rebar found at the land lot corner common to Land Lots 271, 272, 273 and 274 of said district and county, thence proceeding along the land lot line common to Land Lots 273 and 274 North 60 degrees 01 minutes 57 seconds East a distance of 784.01 feet to a tack in rock found, said point being the Point of Beginning.

From the Point of Beginning, as thus established, continuing along said land lot line North 59 degrees 49 minutes 36 seconds East a distance of 391.71 feet to a point on the centerline of Hopkins Creek; thence meandering along said centerline the following courses and distances: South 39 degrees 15 minutes 51 seconds East a distance of 19.37 feet to a point, South 52 degrees 58 minutes 11 seconds East a distance of 29.98 feet to a point, South 26 degrees 37 minutes 03 seconds East a distance of 23.99 feet to a point, South 50 degrees 57 minutes 44 seconds East a distance of 17.32 feet to a point, South 42 degrees 04 minutes 36 seconds East a distance of 85.52 feet to a point, South 41 degrees 38 minutes 34 seconds East a distance of 82.84 feet to a point, South 31 degrees 43 minutes 20 seconds East a distance of 61.74 feet to a point, South 42 degrees 59 minutes 05 seconds East a distance of 210.45 feet to a point and South 40 degrees 08 minutes 17 seconds East a distance of 7.05 feet to a point; thence leaving Hopkins Creek and proceeding North 83 degrees 26 minutes 29 seconds East a distance of 804.18 feet to a 1/2 inch rebar set on the southwestern right of way line of Outer Perimeter (400 foot right of way width); thence proceeding along said right of way line of Outer Perimeter the following courses and distances: along a curve to the right with a radius of 22718.31 feet and an arc length of 191.51 feet (said curve having a chord bearing of South 18 degrees 02 minutes 22 seconds East and a chord distance of 191.51 feet) to a 1/2 inch rebar set and along a curve to the right with a radius of 22718.31 feet and an arc length of 646.45 feet (said curve having a chord bearing of South 16 degrees 58 minutes 58 seconds East and a chord distance of 646.43 feet) to a 1/2 inch rebar set on the northwestern right of way line of Fence Road (right of way width varies); thence proceeding along said right of way line of Fence Road South 64 degrees 59 minutes 22 seconds West a distance of 596.07 feet to a 1/2 inch rebar set; thence leaving Fence Road and proceeding North 45 degrees 46 minutes 49 seconds West a distance of 1142.11 feet to a 1/2 inch rebar found; thence North 45 degrees 48 minutes 02 seconds West a distance of 530.35 feet to a tack in rock found, said point being the Point of Beginning.

Said tract contains 1,039,493 square feet or 23.86 acres.

The above described property is shown on a boundary and topographic survey for Hebron Baptist Church Property, prepared by Travis Pruitt & Associates, Inc., dated January 25, 2020. (EN 166-D-036)

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APR 03 2020

SUP '20 030

Planning & Development

CASE NUMBER SUP2020-00031
GCID 2020-0627

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO 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 KIMBERLY WOODS for the proposed use of ACCESSORY STRUCTURE 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 JULY 28, 2020 and objections were not filed.

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

1. The wood frame accessory building shall be no greater than 1,727-square feet in area and 12 feet in height, in general accordance with the site plan submitted at the July 15, 2020, Planning Commission meeting.
2. Exterior treatments shall be constructed of brick or stone on front façades. The side and rear façades shall be constructed of fiber-cement siding or the same to match exterior of the proposed 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. 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 Castleberry Drive shall be prohibited.

CASE NUMBER SUP2020-00031
GCID 2020-0627

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Tract 2, WANDA KELLER, Plat Book 147, Page 210

All that tract or parcel of land located in Land Lots 231 & 257, 7th District, Gwinnett County, Georgia, being Tract 2 as shown in Plat Book 147, Page 210, being more particularly described as follows:

Beginning at the corner common to Land Lots 230, 231, 257 & 258, said corner being on the Southwest R/W of Castleberry Drive (50' R/W); thence, S29°51'32"E a distance of 161.31 feet to an axle; thence, S60°07'57"W a distance of 266.15 feet to an axle; thence, N30°44'47"W a distance of 161.72 feet to a 1/2" re-bar at an axle; thence, N34°01'44"W a distance of 158.97 feet to a 1/2" re-bar; thence, N70°21'32"E a distance of 73.26 feet to a 1/2" re-bar; thence, N50°34'59"E a distance of 43.92 feet to a 1/2" re-bar; thence, S87°29'31"E a distance of 23.09 feet to a 1/2" re-bar; thence, N49°35'37"E a distance of 37.30 feet to a 1/2" re-bar; thence, N29°41'48"W a distance of 53.58 feet to a 1/2" re-bar; thence, N60°16'10"E a distance of 108.90 feet to a 1/2" re-bar on the Southwesterly R/W of Castleberry Drive; thence, along said R/W, S29°44'27"E a distance of 201.00 feet to the Point of Beginning.

Said Tract 2 contains 2.060 Acres, more or less.

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Planning & Development

Mcwhorter
&
Anderson
LAND SURVEYING &
CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
nam@mga-se.com
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FILE: 12040

SUP '20 031

CASE NUMBER SUP2020-00035
GCID 2020-0630

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ANGELA BAILEY for the proposed use of FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said 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 JULY 28, 2020 and objections were not filed.

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

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL
3960 ROSEBUD

ALL THAT TRACT AND OR PARCEL OF LAND LYING AND BEING
IN LAND LOT 65 OF THE 5TH DISTRICT OF GWINNETTE COUNTY
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS ;

TO FIND THE TRUE POINT OF BEGINNING COMMENCE AT A POINT ON THE
SOUTHERN R\W OF OLD LOGANVILLE RD AND THE EASTERN R\W OF
ROSEBUD RD (80' R\W) AND THENCE RUNNING SOUTHERLY A DISTANCE
OF 1,209.61' TO A 1" OPEN TOP PIPE FOUND AND BEING THE TRUE POINT
OF BEGINNING; THENCE RUNNING S 75° 22' 31" E A DISTANCE OF 576.59' TO
A 3/4" IPF; THENCE RUNNING S 14° 37' 08" W A DISTANCE OF 149.86" TO
A 3/4" IPF; THENCE RUNNING N 75° 22' 31" W A DISTANCE OF 577.22' TO
A 3/4" IPF ON THE EASTERN R\W OF ROSEBUD RD; THENCE RUNNING
N 14° 51' 35" E A DISTANCE OF 149.86' TO A 1" OPEN TOP PIPE AND
BEING THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 1.985 AC.

SUP '20035

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Planning&Development

CASE NUMBER RZC2020-00015
GCID 2020-0608

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & C-2 to C-2 by QUIKTRIP CORPORATION for the proposed use of CONVENIENCE STORE W/FUEL PUMPS 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 JULY 28, 2020 and objections were not filed.

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

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

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

- adult bookstores or entertainment
- automobile sales and related service
- automobile repairs and related service
- contractor's offices
- emissions inspection stations
- equipment rental
- extended stay hotels or motels
- pool halls
- smoke shops/novelty stores
- tattoo parlors

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. Provide a ten-foot wide landscaped strip along the right of way of Buford Drive.

C. 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.

- D. Wall and canopy signage shall not exceed the number in square footage as shown on the site plan and elevations submitted. Final approval of wall and canopy signage shall be subject to review and approval by the Director of Planning and Development.
- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Billboards or oversized signs shall be prohibited.
- G. 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. Outdoor loudspeakers shall be prohibited, excluding pump intercoms.
- I. 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.
- J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
- K. 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.
- L. Peddlers shall be prohibited.
- M. The owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- N. A maximum of 50 parking spaces shall be permitted. Location of the parking spaces on the property shall be in conformance with the site plan submitted. Final approval of the parking plan shall be subject to review and approval of the Director of Planning and Development.

- O. Drive aisle widths shall be a maximum of 45 feet, including drive aisle widths around the fuel pumps. The drive aisle widths shall be in conformance with the site plan submitted. Final approval of the drive aisle widths shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Deborah
County Clerk/Deputy County Clerk



Tract 1
Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 146 of the 7th Land District, Gwinnett, County, Georgia, and being more particularly described as follows:

Beginning at a point located on the Westerly right-of-way line of Georgia Highway No. 20, a.k.a. Buford Drive and the Southerly right-of-way line of a 60' private road; Thence along said right of way of Georgia Highway No. 20, a.k.a. Buford Drive a bearing of South 12 degrees 18 minutes 39 seconds East a distance of 178.68 feet to a point; Thence continuing along said right of way a bearing of South 12 degrees 18 minutes 07 seconds East a distance of 51.38 feet to a point; Thence continuing along said right of way a bearing of South 11 degrees 51 minutes 46 seconds East a distance of 162.63 feet to a point; Thence leaving said right-of-way line a bearing of South 78 degrees 08 minutes 14 seconds West a distance of 24.49 feet to a point; Thence a bearing of North 11 degrees 51 minutes 46 seconds West a distance of 1.92 feet to a point; Thence a bearing of South 76 degrees 08 minutes 48 seconds West a distance of 214.42 feet to a point; Thence a bearing of North 12 degrees 17 minutes 12 seconds West a distance of 108.17 feet to a point; Thence a bearing of North 51 degrees 01 minutes 09 seconds East a distance of 9.80 feet to a point; Thence a bearing of North 48 degrees 59 minutes 54 seconds West a distance of 14.65 feet to a point; Thence North 12 degrees 17 minutes 12 seconds West a distance of 103.96 feet to a 1/2" rebar found; Thence North 12 degrees 17 minutes 12 seconds West a distance of 186.55 feet to a 1/2" rebar found on the southerly right-of-way of a 60' private road; Thence running along said right-of-way along a curve turning to the right an arc length of 33.99', said curve having a radius of 395.00', subtended by a chord of 33.98', with a chord bearing of North 75 degrees 13 minutes 59 seconds East to a point; Thence running a bearing of North 77 degrees 40 minutes 15 seconds East a distance of 185.97 feet to a point; Thence running a curve turning to the right an arc length of 31.42', said curve having a radius of 20.00', subtended by a chord of 28.29', with a chord bearing of South 57 degrees 19 minutes 07 seconds East to a point on the westerly right-of-way line of Georgia Highway No. 20, a.k.a. Buford Drive; said point being the True Point of Beginning;

The above described property contains 2.27 Acres (98,928 Square Feet), more or less.

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RZC 20 015

Planning & Development

CASE NUMBER RZM2020-00016
GCID 2020-0610

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from OBP & R-100 to R-TH by O'DWYER PROPERTIES, LLC for the proposed use of TOWNHOUSES (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from OBP & R-100 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 39 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 30-foot wide graded and replanted buffer adjacent to all property zoned R-100.
- 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. Open space and neighborhood amenities shall be provided as shown on the submitted site plan. Final amenity design shall be subject to the 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. 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.
 - G. 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.
 - H. All grassed areas shall be sodded.
 - I. All utilities shall be placed underground.
 - J. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
 - K. 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.
 - L. Install a six-foot high privacy fence along the property line common with adjoining M-1 zoned property that is part of the Corporate Lakes commercial subdivision.

CASE NUMBER RZM2020-00016

GCID 2020-0610

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Draufben
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 33 & 34 of the 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 the land lot line common to Land Lots 33 and 34 of the 7th District with the southerly right-of-way of Georgia Hwy. 120 as established at 70 feet from the survey centerline of said highway, thence following said right-of-way along a curve to the left, said curve having a curve distance of 173.33 feet, a radius of 1,597.89 feet, a chord bearing of south 83 degrees 04 minutes 29 seconds east and a chord distance of 173.24 feet to a point; thence departing said right-of-way south 07 degrees 32 minutes 23 seconds east a distance of 217.34 feet to a point; said point being the **True Point Of Beginning**; thence north 88 degrees 57 minutes 27 seconds east a distance of 149.76 feet to a point; thence south 30 degrees 20 minutes 58 seconds east a distance of 84.47 feet to a point; thence south 04 degrees 08 minutes 38 seconds east a distance of 252.03 feet to a point; thence south 59 degrees 46 minutes 01 seconds west a distance of 408.34 feet to a point; thence south 59 degrees 51 minutes 31 seconds west a distance of 518.32 feet to a point; thence north 12 degrees 53 minutes 57 seconds east a distance of 99.78 feet to a point; thence north 12 degrees 17 minutes 50 seconds east a distance of 224.67 feet to a point; thence north 19 degrees 34 minutes 27 seconds east a distance of 105.64 feet to a point; thence north 59 degrees 48 minutes 30 seconds east a distance of 550.28 feet to a point; thence north 30 degrees 02 minutes 51 seconds west a distance of 107.61 feet to a point; thence north 88 degrees 57 minutes 27 seconds a distance of 63.13 feet to a point, said point being the **True Point Of Beginning**.

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Planning & Development

RZM 20016

CASE NUMBER RZM2020-00018
GCID 2020-0613

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by DORIN NEACSU 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 JULY 28, 2020 and objections were not filed.

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

1. To restrict the use of the property as follows:
 - A. Single-family attached townhomes and accessory uses, not to exceed 18 units.
 - B. The minimum heated floor area per dwelling unit shall be 1,650 square feet.
 - C. Homes shall be constructed primarily of brick or stacked stone on front, side, and rear façades, with accents of fiber-cement siding or shake.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a 35-foot wide buffer as shown on submitted plan adjacent to all property zoned R-100.
 - B. The 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.
 - C. 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.
 - D. Sidewalks to be installed on townhomes from the driveway and parking to front entry. The final sidewalk plan shall be approved by the Director of Planning and Development to insure proper connectivity.
 - E. Open space and neighborhood amenities shall be provided as shown on the submitted site plan. Final amenity design shall be subject to the review and approval by the Director of Planning and Development.

- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. 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.
- H. 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.
- I. All grassed areas shall be sodded.
- J. All utilities shall be placed underground.
- K. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
- L. 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.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



**Russell Road
2.879 ACRES**

All that tract or parcel of land lying and being in Land Lots 52 and 65 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find the true point of beginning, commence at the intersection of the Land Lot Line common to Land Lots 65 and 66 and the southerly right of way of Russell Road (80' Right of way), said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established, continuing on said southerly right of way along a curve to the right having a radius of 1610.21 feet and an arc length of 124.44 feet being subtended by a chord bearing of North 80 Degrees 25 Minutes 45 Seconds East and a chord distance of 124.40 feet to a point; **THENCE** on said right of way North 84 Degrees 35 Minutes 51 Seconds East for a distance of 66.59 feet to a point; **THENCE** continuing on said right of way along a curve to the right having a radius of 607.44 feet and an arc length of 127.80 feet being subtended by a chord bearing of South 87 Degrees 57 Minutes 46 Seconds East and a chord distance of 127.57 feet to a point, said point marked by a ½ inch rebar pin set; **THENCE** leaving said right of way and traveling on the property line common to now or formally Gwinnett County Public Facilities Authority and Consolidated Equities Group, Inc., South 17 Degrees 57 Minutes 19 Seconds East for a distance of 430.88 feet to a point, said point marked by a 5/8 inch rebar pin found; **THENCE** traveling on the property line common to now or formally Consolidated Equities Group, Inc., South 59 Degrees 59 Minutes 48 Seconds West for a distance of 200.78 feet to a point, said point marked by a 5/8 inch rebar pin found on the Land Lot common to Land Lots 51 and 52; **THENCE** traveling on said Land Lot Line, and contiguous with now or formally Creekland Estates Subdivision, then the Land Lot Line common to Land Lots 65 and 66 and contiguous with now or formally Jimmie C. Adams, North 29 Degrees 26 Minutes 42 Seconds West for a distance of 560.24 feet to a point on the southerly right of way of Russell Road (80' right of way), said point being **THE TRUE POINT OF BEGINNING**.

Said property contains 2.879 acres as shown on Survey for The Estate of J.M. Gunter, Jr. prepared by Pinion & McGaughey Land Surveyors, Inc., dated April 19, 1990 and recorded in Plat Book 51, Page 121, Gwinnett County Records.

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Planning&Development

RZM '20018

CASE NUMBER RZR2020-00018
GCID 2020-0615

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to R-75 by SOHEL DHANANI for the proposed use of SINGLE-FAMILY RESIDENCE 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The property shall be limited to one single-family detached dwelling and accessory uses and structures.
 - B. The home shall be constructed primarily of brick or stacked stone on the front façade, 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.
 - B. All grassed areas shall be sodded.
 - C. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8-11-20

ATTEST:

Diane Benf
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in Land Lot 198, 7th District of Gwinnett County, Georgia, being 1.851 acres as shown on that Survey for Soheli Dhanani, dated February 24, 2020 by G.L. Sawhney, Georgia Registered Land Surveyor No. 2547 and more particularly described as follows:

BEGINNING at a nail set at the intersection of the southerly right-of-way of Buford Highway (100' right-of-way) and the centerline of Peachtree Road (dirt road with 30' right-of-way) and running thence along said right-of-way of Buford Highway North 71 degrees 53 minutes 53 seconds East 135.72 feet to a point; running thence North 71 degrees 59 minutes 33 seconds East 123.63 feet to a point; running thence North 71 degrees 33 minutes 29 seconds East 103.94 feet to a point; running thence North 71 degrees 28 minutes 27 seconds East 382.50 feet to a point; running thence North 71 degrees 36 minutes 26 seconds East 125.36 feet to a point; running thence North 71 degrees 30 minutes 09 seconds East 125.61 feet to a ½ inch iron pin found on the common land lot line of Land Lots 198 and 197; thence leaving said right-of-way of Buford Highway and running thence South 55 degrees 17 minutes 47 seconds West 229.90 feet to ½ inch iron pin found; running thence South 48 degrees 00 minutes 29 seconds West 258.61 to ½ inch iron pin found; running thence North 48 degrees 54 minutes 31 seconds West 91.60 feet to an ½ inch iron pin found; running thence South 83 degrees 46 minutes 29 seconds West 109.60 feet to a ½ inch iron pin found; running thence South 43 degrees 54 minutes 29 seconds West 96.80 feet to a ½ inch iron pin found; running thence South 75 degrees 33 minutes 29 seconds West 69.20 feet to a ½ inch iron pin found; running thence South 86 degrees 20 minutes 14 seconds West 62.13 feet to a ¼ inch rod; running thence South 87 degrees 52 minutes 29 seconds West 165.00 feet to a point; running thence North 47 degrees 11 minutes 31 seconds West 47.60 feet to a nail set in the right-of-way of Peachtree Road (dirt road with 30' right-of-way); running thence North 56 degrees 31 minutes 09 seconds East to a nail set in the centerline of Peachtree Road (dirt road with 30' right-of-way) and the TRUE POINT OF BEGINNING.

Tax Parcel ID: R7198 323

RZR '20 018

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MAR 24 2020

Planning&Development

CASE NUMBER RZR2020-00019
GCID 2020-0616

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to TND by DARRON BRITT & BUDDY RAY JOHNSON 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 JULY 28, 2020 and objections were not filed.

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

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

A. Single-family detached dwellings and accessory structures with the following limitations:

- i. No more than 110 of the total number of lots may be categorized as “small villa lots” per the TND standards within the Unified Development Ordinance.
- ii. No limit on the total number of lots categorized as “mid- or large lots” per the TND standards within the Unified Development Ordinance. Per the submitted site plan dated February 20, 2020, 80-foot wide lots shall be provided adjacent to the Hampton Valley Estates subdivision along the northern property line and 90-foot wide lots shall be provided adjacent to the Kensington Forest Subdivision along the western property line.
- iii. No more than 76 of the total number of lots may be categorized as Townhomes per the TND standards within the Unified Development Ordinance.

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

- | | | |
|----|------------------------------------|-------------------|
| a. | Small Lot dwellings: | 2,000 square feet |
| b. | Mid-size Lot and larger dwellings: | 2,200 square feet |
| c. | Townhomes | 1,800 square feet |

C. Homes shall be constructed with façades including brick, stacked stone and/or fiber-cement shake siding or combination thereof, with a two-foot high brick or stacked stone water table on the sides.

- D. All dwellings shall have a minimum double-car garage.
2. To satisfy the following site development considerations:
 - A. Provide a 30-foot buffer along all exterior property lines adjacent to residentially-zoned property.
 - B. The Ozora Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association and shall include decorative masonry entrance features. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
 - C. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
 - D. Common area shall be provided in general accordance with the submitted rezoning exhibit. Design and location of all common areas shall be subject to the review and approval by the Director of Planning and Development.
 - E. All utilities shall be placed underground.
 - F. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be 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. No direct lot access shall be allowed to Ozora Road.
 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: 8/11/20

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 196 and 220 of the 5th Land District, Gwinnett County, Georgia, being Tract One containing 40.761 acres, Tract Two containing 9.989 acres, and Tract Three Containing 0.866 acres (for a total of 51.616 acres) as shown on that certain Plat for Darron Britt, dated December 8, 2004, prepared by Apalachee Land Surveying, Inc., Charles D. Norton, GRLS #2872, and being more particularly described according to said survey as follows:

BEGINNING at a 1/2 inch rebar found at the corner common to Land Lots 197, 196, 220, and 221; thence running along the land lot line common to land lots 197 and 220 North 30 degrees 00 minutes 57 seconds West a distance of 401.87 feet to a 1/2 inch rebar found the right-of-way line of Ozora Road (80' R/W); thence continuing along said right-of-way line along the arc of a curve to the left, said curve having a radius of 825.33 feet, with a chord bearing of South 53 degrees 05 minutes 17 seconds East a chord length of 138.71 feet, an arc length of 138.87 feet to a point; thence South 57 degrees 36 minutes 39 seconds East a distance of 309.14 feet to a 1/2 inch rebar found; thence leaving said right-of-way line and running North 59 degrees 54 minutes 02 seconds East a distance of 197.56 feet to a point at the corner common to land lots 196, 197, 220, and 221; thence running along the land lot line common to land lots 196 and 221 South 29 degrees 49 minutes 20 seconds East a distance of 1684.78 feet to a 3/4 inch iron bolt found; thence leaving said common land lot line and running South 63 degrees 59 minutes 57 seconds West a distance of 1350.83 feet to a 1 3/4 inch open top pipe; thence North 29 degrees 43 minutes 19 seconds West a distance of 1598.84 feet to a 3/4 open top pipe; thence running along the land lot line common to land lots 196 and 197 North 60 degrees 21 minutes 07 seconds East a distance of 1345.04 feet to the corner common to land lots 197, 196, 220, and 221, said point being the POINT OF BEGINNING.

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MAR 31 2020

Planning & Development

RZR '20 019

CASE NUMBER RZR2020-00024
GCID 2020-0620

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 28, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-SR to R-100 by STEVE PENNINGTON 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 JULY 28, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28th day of JULY 2020, that the aforesaid application to amend the Official Zoning Map from R-SR 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 four lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 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, 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 two-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 within 40 feet of the front and rear and 20 feet on the sides of the homes shall be sodded.
 - C. All utilities shall be placed underground.

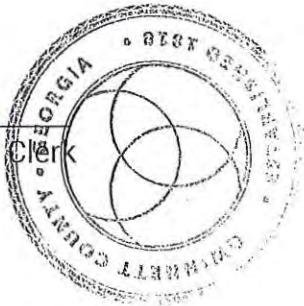
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/11/20

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 272 of the 5TH district, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point formed by the intersection of the Westerly Right-of-Way of Beckenham Walk Drive (Apparent 50' Right-of-Way) and the Southerly right-of-way of Hurricane Shoals Road (Apparent 80' right-of-way); THENCE traveling along the Southerly right-of-way of Hurricane Shoals Road (Apparent 80' right-of-way) in a Southwesterly direction for a distance of 646.36 feet +/- to the said property corner; point being THE TRUE POINT OF BEGINNING.

THENCE leaving said Right-of-Way of Hurricane Shoals, South 29 degrees 13 minutes 27 seconds East for a distance of 786.65 feet to a Point; THENCE South 60 degrees 46 minutes 53 seconds West for a distance of 813.07 feet to a ½" Rebar Found; THENCE North 30 degrees 19 minutes 34 seconds West for a distance of 779.99 feet to a ½" Rebar Found along the Southerly Right-of-Way of Hurricane Shoals Road (apparent 80' Right-of-Way); THENCE continuing along said Right-of-Way, along a curve to the right having a radius of 8800.60 feet and arc length of 366.13 feet being subtended by a chord of North 57 degrees 51 minutes 48 seconds East for a distance of 366.10 feet to a Point; thence with a compound curve to the right having a radius of 3991.91 feet and arc length of 192.76 feet being subtended by a chord of North 60 degrees 26 minutes 02 seconds East for a distance of 192.74 feet to a Point; thence with a compound curve to the right having a radius of 3991.91 feet and arc length of 179.22 feet being subtended by a chord of North 63 degrees 06 minutes 12 seconds East for a distance of 179.21 feet to a Point; thence with a compound curve to the right having a radius of 2625.17 feet and arc length of 90.83 feet being subtended by a chord of North 64 degrees 23 minutes 54 seconds East for a distance of 90.82 feet to a Point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 14.598 Acres.

RZR '20024

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APR 28 2020

Planning & Development