

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

CASE NUMBER RZM2020-00005

GCID 2020-0163

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 18, 2020

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

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

On motion of COMM. HUNTER, which carried 3-2, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to RM-24 by MAHAFFEY PICKENS TUCKER, LLP 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 18th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows.
 - A. Multifamily residential apartments and accessory uses and structures, not to exceed 24 units per acre.
 - B. The minimum heated floor area per dwelling unit shall be 750 square feet.
 - C. Buildings shall be constructed with internal corridors (no breezeways). Buildings shall be constructed to the standards of the Activity Center/Corridor Overlay District (Design Category 3). Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - D. Garages shall be provided for a minimum of ten percent of the units.
 - E. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. 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.
 - C. 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.

- D. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
- E. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
- F. Provide 20-foot wide natural undisturbed buffers adjacent to residentially-zoned properties, except for the adjacent townhomes which are subject to rezoning case number RZM2020-00009. The buffers shall be enhanced where sparsely vegetated.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- I. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- J. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- K. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Grayson Highway or Webb Gin House Road unless otherwise required by law.
- L. 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.
- M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- N. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

3. To abide by the following requirements, dedications and improvements:
- A. The developer shall provide direct pedestrian access to Grayson Highway, subject to the review and approval of the Director of Planning and Development.
 - B. The developer shall dedicate at no cost to Gwinnett County the right of way and easements needed for the Gwinnett DOT transportation improvement project at the Webb Gin House Road and Grayson Highway SR 20 (M-1078) intersection.
 - C. Prior to the issuance of a development permit, the applicant shall provide a traffic impact study.
 - D. Prior to the issuance of the first certificate of occupancy of project RZM2020-00005 or RZM2020-00009, the applicant or developer shall contribute \$150,000.00 to Gwinnett County D.O.T. for project M-1078. The applicant or developer shall dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett D.O.T. intersection improvement project at Webb Gin House Road and Grayson Highway/State Route 20 project number M-1078.

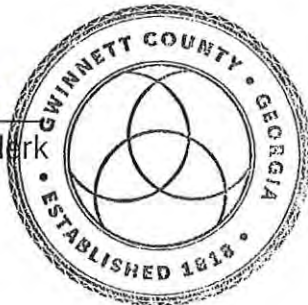
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Land Description

Proposed tract 1

All that tract or parcel of land lying and being part of Land Lot 138 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the northern most end of a mitered intersection located on the southerly right of way of Web Gin House Road (Right of Way Varies) and the westerly right of way of Georgia Highway 20 aka Grayson Highway (Right of Way varies) said point being the POINT OF BEGINNING:

Thence along the Right of Way of Web Gin House Road, South 68 degrees 49 minutes 21 seconds West for a distance of 196.24 feet to a point; Thence South 23 degrees 07 minutes 19 seconds East for a distance of 18.66 feet to a concrete monument found, said point being the **TRUE POINT OF BEGINNING**:

Thence leaving said right of way South 23 degrees 07 minutes 19 seconds East for a distance of 774.65 feet to an iron pin set; Thence South 60 degrees 08 minutes 05 seconds West for a distance of 930.03 feet to an iron pin set; Thence North 27 degrees 14 minutes 14 seconds West for a distance of 941.02 feet to an iron pin set on the Right of Way of Web Gin House Road; Thence along said Right of Way North 68 degrees 59 minutes 14 seconds East for a distance of 302.87 feet to a point; Thence leaving said right of way, South 22 degrees 01 minutes 43 seconds East for a distance of 110.75 feet to a point; Thence South 26 degrees 47 minutes 15 seconds East for a distance of 66.09 feet to a point; Thence North 69 degrees 22 minutes 47 seconds East for a distance of 442.67 feet to a point; Thence North 20 degrees 37 minutes 13 seconds West for a distance of 179.52 feet to a point on the right of way of Webb Gin House Road; Thence along the right of way North 68 degrees 59 minutes 14 seconds East for a distance of 38.63 feet to a point; Thence South 20 degrees 17 minutes 09 seconds East for a distance of 18.67 feet to a point; Thence North 68 degrees 51 minutes 28 seconds East for a distance of 198.70 feet to a concrete monument found, said point being the **TRUE POINT OF BEGINNING**.

Said described tract contains 17.136 acres.

RZM 20005

RECEIVED BY

DEC 06 2019

Planned

CASE NUMBER RZM2020-00009
GCID 2020-0164

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 18, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to R-TH by MAHAFFEY PICKENS TUCKER, LLP 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 18th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows.
 - A. Townhomes and accessory uses and structures, not to exceed 8 units per acre.
 - B. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
 - C. Buildings shall be constructed to the standards of the Activity Center/Corridor Overlay District (Design Category 3). Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - D. All units shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. 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.
 - C. 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.
 - D. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
 - E. Natural vegetation shall remain on the property prior to issuance of a Development Permit.

- F. Provide 20-foot wide natural undisturbed buffers adjacent to residentially zoned properties. The buffers shall be enhanced where sparsely vegetated.
 - G. All grassed areas shall be sodded.
 - H. All utilities shall be placed underground.
 - I. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
 - J. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - K. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Grayson Highway or Webb Gin House Road unless otherwise required by law.
 - L. 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.
 - M. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - N. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
3. To abide by the following requirements, dedications and improvements:
- A. The developer shall provide direct pedestrian access to Grayson Highway, subject to the review and approval of the Director of Planning and Development.
 - B. The developer shall dedicate at no cost to Gwinnett County the right of way and easements needed for the Gwinnett DOT transportation improvement project at the Webb Gin House Road and Grayson Highway SR 20 (M-1078) intersection.

- C. Prior to the issuance of the first certificate of occupancy of project RZM2020-00005 or RZM2020-00009, the applicant or developer shall contribute \$150,000.00 to Gwinnett County D.O.T. for project M-1078. The applicant or developer shall dedicate at no cost to Gwinnett County the right-of-way and easements needed for the Gwinnett County D.O.T. intersection improvement project at Webb Gin House Road and Grayson Highway/State Route 20 project number M-1078.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Land Description

Proposed tract 3

All that tract or parcel of land lying and being part of Land Lot 138 of the 5th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a concrete monument found at the northern most end of a mitered intersection located on the southerly right of way of Web Gin House Road (Right of Way Varies) and the westerly right of way of Georgia Highway 20 aka Grayson Highway (Right of Way varies) said point being the POINT OF BEGINNING:

Thence along the Right of Way of Web Gin House Road, South 68 degrees 49 minutes 21 seconds West for a distance of 196.24 feet to a point; Thence South 23 degrees 07 minutes 19 seconds East for a distance of 18.66 feet to a concrete monument found, Thence South 68 degrees 51 minutes 28 seconds West for a distance of 198.70 feet to a concrete monument found, Thence North 20 degrees 17 minutes 09 seconds West for a distance of 18.67 feet to a concrete monument found; Thence South 68 degrees 59 minutes 14 seconds West for a distance of 551.14 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Thence leaving the said right of way, South 21 degrees 53 minutes 49 seconds East for a distance of 105.68 feet to a point; Thence following a curve turning to the left having a radius of 130.00 feet, an arc length of 11.10 feet and being subtended by a chord have a bearing of South 24 degrees 20 minutes 32 seconds East for a distance of 11.09 feet to a point; South 26 degrees 47 minutes 15 seconds East for a distance of 621.82 feet to a point; Thence South 63 degrees 12 minutes 45 seconds West for a distance of 226.17 feet to a point; Thence North 27 degrees 14 minutes 14 seconds West for a distance of 762.66 feet to an iron pin set on the Right of Way of Web Gin House Road; Thence along the said Right of Way North 68 degrees 59 minutes 14 seconds West for a distance of 242.87 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said described tract contains 3.962 acres

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RZM '20 00 9

Planning&Development

CASE NUMBER CIC2020-00020
GCID 2020-0623

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: AUGUST 18, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by C&W 2019, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 18th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

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

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

- Adult bookstores or entertainment
- Automotive parts stores
- Contractor's offices
- Emissions inspection stations
- Equipment rental
- Extended stay hotels or motels
- Recovered materials processing facilities
- Smoke shops/novelty stores
- Tattoo parlors
- Taxidermists
- Yard trimmings composting facilities
- Pawn shops
- Convenience stores (with or without gas pumps)
- Tire stores
- Automotive repair
- Car washes
- Used car dealerships
- Building materials sales (retail)
- Auto rental
- Retail, light equipment and tool
- Title loan facility
- Dollar or variety store
- Funeral homes
- Crematory

- B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - C. The property shall be developed in general accordance with the site plan presented at the July 15, 2020, Planning Commission public hearing. Otherwise, development of the property shall abide by all requirements of the UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
 - D. No single retail unit shall exceed 30,000 square feet.
 - E. Exterior roll-up doors shall be restricted to no more than 25 percent of overall units.
 - F. All self-storage activities shall take place indoors within the facility. Outdoor storage shall be prohibited.
 - G. Building heights for a self-storage/mini-storage facilities shall not exceed 40 feet.
2. To abide by the following site development considerations:
- A. Provide a 75-foot wide landscaped buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated. This buffer shall extend on Oak Grove Road to the second curb cut into the original 2015 development. The applicant is hereby granted a third curb cut as shown on a site plan dated August 14, 2020.
 - B. Provide a ten-foot wide landscaped strip adjacent to all rights of way.
 - C. Property security enclosures shall be decorative masonry and/or wrought iron style fencing. Chain link fencing and barbed-wire shall be prohibited.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be

fully surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height.

- F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. Billboards or oversized signs shall be prohibited.
- I. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
- J. Outdoor loudspeakers shall be prohibited, except for drive-through windows.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, so as not to shine directly into adjacent properties or rights of way.
- L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. Site lighting, attached to the building, shall be prohibited at the rear of all buildings adjacent to residential developments. Site lighting shall be provided on poles outside the edge of the curb shining inward toward the development.
- P. All stormwater management ponds shall be enclosed with a 6-foot opaque fence and screened by landscaping.

3. To abide by the following requirements, dedications and improvements, while not applicable to the subject property, shall remain in place for the balance of the property which was the subject of RZC2015-00005:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a signal warrant 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.

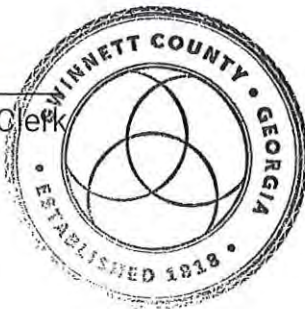
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

LEGAL DESCRIPTION 6.01 ACRE TRACT
ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOTS 156 AND 157, 5TH DISTRICT, GWINNETT
COUNTY, CONTAINING 6.01 ACRES, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A
CONCRETE MONUMENT AT THE INTERSECTION OF THE
SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE 20 AND THE
SOUTHEASTERLY RIGHT OF WAY OF OAK GROVE ROAD; THENCE
SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF STATE ROUTE 20
THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 68
DEGREES 59 MINUTES 48 SECONDS EAST FOR A DISTANCE OF
144.19 FEET; SOUTH 82 DEGREES 53 MINUTES 32 SECONDS
EAST FOR A DISTANCE OF 150.21 FEET TO A CONCRETE
MONUMENT FOUND; SOUTH 49 DEGREES 04 MINUTES 53
SECONDS EAST FOR A DISTANCE OF 107.79 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 81 DEGREES 40 MINUTES
20 SECONDS EAST FOR A DISTANCE OF 250.13 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 82 DEGREES 27 MINUTES
33 SECONDS EAST FOR A DISTANCE OF 65.00 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 50 DEGREES 50 MINUTES
22 SECONDS EAST FOR A DISTANCE OF 216.00 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 56 DEGREES 01 MINUTES
31 SECONDS EAST FOR A DISTANCE OF 180.40 FEET TO A
BROKEN CONCRETE MONUMENT FOUND AND THE TRUE POINT OF
BEGINNING; THENCE SOUTH 50 DEGREES 44 MINUTES 17
SECONDS EAST FOR A DISTANCE OF 273.78 FEET TO AN IRON
PIN; THENCE LEAVING SAID RIGHT OF WAY SOUTH 58 DEGREES
55 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 1198.92
FEET TO AN IRON PIN ON THE SOUTHEASTERLY RIGHT OF WAY
OF OAK GROVE ROAD; THENCE NORTHEASTERLY ALONG SAID
RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:
NORTH 11 DEGREES 44 MINUTES 01 SECONDS WEST FOR A
DISTANCE OF 190.75 FEET; NORTH 14 DEGREES 52 MINUTES 04
SECONDS WEST FOR A DISTANCE OF 82.78 FEET; THENCE
LEAVING SAID RIGHT OF WAY NORTH 58 DEGREES 55 MINUTES
07 SECONDS EAST FOR A DISTANCE OF 984.91 FEET TO A
BROKEN CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT
OF WAY OF STATE ROUTE 20 AND THE TRUE POINT OF
BEGINNING.

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Planning&Development

CASE NUMBER SUP2020-00034
GCID 2020-0624

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 18, 2020

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

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	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 C&W 2019, LLC for the proposed use of SELF-STORAGE FACILITY (CLIMATE CONTROLLED) 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 18th day of AUGUST 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

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

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

- Adult bookstores or entertainment
- Automotive parts stores
- Contractor's offices
- Emissions inspection stations
- Equipment rental
- Extended stay hotels or motels
- Recovered materials processing facilities
- Smoke shops/novelty stores
- Tattoo parlors
- Taxidermists
- Yard trimmings composting facilities
- Pawn shops
- Convenience stores (with or without gas pumps)
- Tire stores
- Automotive repair
- Car washes
- Used car dealerships
- Building materials sales (retail)
- Auto rental
- Retail, light equipment and tool
- Title loan facility
- Dollar or variety store

- Funeral homes
 - Crematory
- B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
- C. The property shall be developed in general accordance with the site plan presented at the July 15, 2020, Planning Commission public hearing. Otherwise, development of the property shall abide by all requirements of the UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
- D. No single retail unit shall exceed 30,000 square feet.
- E. Exterior roll-up doors shall be restricted to no more than 25 percent of overall units.
- F. All self-storage activities shall take place indoors within the facility. Outdoor storage shall be prohibited.
- G. Building heights for a self-storage/mini-storage facilities shall not exceed 40 feet.
2. To abide by the following site development considerations:
- A. Provide a 75-foot wide landscaped buffer adjacent to all residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated. This buffer shall extend on Oak Grove Road to the second curb cut into the original 2015 development. The applicant is hereby granted a third curb cut as shown on a site plan dated August 14, 2020.
- B. Provide a ten-foot wide landscaped strip adjacent to all rights of way.
- C. Property security enclosures shall be decorative masonry and/or wrought iron style fencing. Chain link fencing and barbed-wire shall be prohibited.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base,

complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height.

- F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- G. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- H. Billboards or oversized signs shall be prohibited.
- I. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
- J. Outdoor loudspeakers shall be prohibited, except for drive-through windows.
- K. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, so as not to shine directly into adjacent properties or rights of way.
- L. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. Site lighting, attached to the building, shall be prohibited at the rear of all buildings adjacent to residential developments. Site lighting shall be provided on poles outside the edge of the curb shining inward toward the development.
- P. All stormwater management ponds shall be enclosed with a 6-foot opaque fence and screened by landscaping.

3. To abide by the following requirements, dedications and improvements, while not applicable to the subject property, shall remain in place for the balance of the property which was the subject of RZC2015-00005:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study and a signal warrant 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.

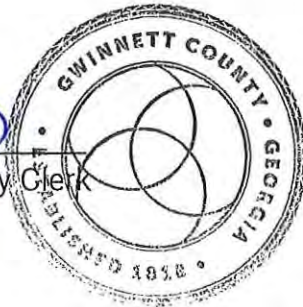
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

LEGAL DESCRIPTION 6.01 ACRE TRACT
ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOTS 186 AND 187, 5TH DISTRICT, GWINNETT
COUNTY, CONTAINING 6.01 ACRES, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT A
CONCRETE MONUMENT AT THE INTERSECTION OF THE
SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE 20 AND THE
SOUTHEASTERLY RIGHT OF WAY OF OAK GROVE ROAD; THENCE
SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF STATE ROUTE 20
THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 86
DEGREES 59 MINUTES 48 SECONDS EAST FOR A DISTANCE OF
144.19 FEET; SOUTH 82 DEGREES 53 MINUTES 32 SECONDS
EAST FOR A DISTANCE OF 150.21 FEET TO A CONCRETE
MONUMENT FOUND; SOUTH 49 DEGREES 04 MINUTES 53
SECONDS EAST FOR A DISTANCE OF 101.79 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 81 DEGREES 40 MINUTES
20 SECONDS EAST FOR A DISTANCE OF 250.13 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 82 DEGREES 27 MINUTES
33 SECONDS EAST FOR A DISTANCE OF 65.00 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 39 DEGREES 50 MINUTES
22 SECONDS EAST FOR A DISTANCE OF 216.00 FEET TO A
CONCRETE MONUMENT FOUND; SOUTH 56 DEGREES 01 MINUTES
31 SECONDS EAST FOR A DISTANCE OF 180.40 FEET TO A
BROKEN CONCRETE MONUMENT FOUND AND THE TRUE POINT OF
BEGINNING; THENCE SOUTH 39 DEGREES 44 MINUTES 17
SECONDS EAST FOR A DISTANCE OF 273.78 FEET TO AN IRON
PIN; THENCE LEAVING SAID RIGHT OF WAY SOUTH 58 DEGREES
53 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 1198.82
FEET TO AN IRON PIN ON THE SOUTHEASTERLY RIGHT OF WAY
OF OAK GROVE ROAD; THENCE NORTHEASTERLY ALONG SAID
RIGHT OF WAY THE FOLLOWING BEARINGS AND DISTANCES:
NORTH 11 DEGREES 44 MINUTES 01 SECONDS WEST FOR A
DISTANCE OF 190.75 FEET; NORTH 14 DEGREES 52 MINUTES 04
SECONDS WEST FOR A DISTANCE OF 82.78 FEET; THENCE
LEAVING SAID RIGHT OF WAY NORTH 58 DEGREES 55 MINUTES
07 SECONDS EAST FOR A DISTANCE OF 984.91 FEET TO A
BROKEN CONCRETE MONUMENT ON THE SOUTHEASTERLY RIGHT
OF WAY OF STATE ROUTE 20 AND THE TRUE POINT OF
BEGINNING.

SUP '20 034

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APR 03 2020

Planning&Development

CASE NUMBER SUP2020-00033
GCID 2020-0629

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ROBERT JACKSON WILSON for the proposed use of ASPHALT PLANT 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 AUGUST 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 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. The sole M-2 permitted use shall be limited to the operation of an asphalt plant.
 - B. Outdoor storage of equipment, vehicles and materials shall be contained within a screened storage yard. Screening fence materials and height shall be subject to the approval of the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer on the northwest property line nearest Interstate 85 and a 25-foot wide natural undisturbed buffer on the southwest property line near the NTW tire location. The buffer shall be enhanced where sparsely vegetated.
 - B. All above ground detention shall be adequately screened. Screening plan shall be subject to the review and approval of the Director of Planning and Development.
 - C. The number, location and design of entrances shall be subject to review and approval of the Gwinnett DOT.
 - D. Natural vegetation shall remain on the property until the issuance of a development permit.
 - E. Billboards or oversized signs shall be prohibited.
 - F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

G. Lighting shall be placed in such a fashion so as to be directed away from adjoining properties.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Vulcan Lands, Inc.

E.R. Snell Contractor, Inc.

A parcel of land located in Land Lot 200 in the 6th District of Gwinnett County, Georgia, said parcel being more particularly described as follows:

Commence at a point marking the Northerly end of the chamfer between the Southerly Right of Way of Frontage Road NW and the Easterly Right of Way of Hillcrest Road; thence leaving said chamfer run North 63 degrees 23 minutes 42 seconds East for a distance of 529.50 feet to a Found Concrete Right of Way Monument, said point lying on the apparent Southerly Right of Way of Interstate 85; thence run North 65 degrees 50 minutes 48 seconds East along said right of way for a distance of 5.52 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence run North 65 degrees 50 minutes 48 seconds East along said apparent Right of Way for a distance of 692.08 feet to a point; thence run North 59 degrees 48 minutes 48 seconds East along said Right of Way for a distance of 453.14 feet to a point; thence leaving said Right of Way run South 27 degrees 35 minutes 34 seconds East for a distance of 586.83 feet to a point; thence run South 62 degrees 37 minutes 49 seconds West for a distance of 1134.23 feet to a point; thence run North 28 degrees 28 minutes 27 seconds West for a distance of 603.50 feet to the POINT OF BEGINNING. Said parcel contains 661,229.66 Square Feet or 15.180 Acres.

RECEIVED BY

APR 03 2020

Planning&Development

SUP '20 033

CASE NUMBER SUP2020-00036
GCID 2020-0631

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO 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 TAISEER CHOWDHURY for the proposed use of AUTOMOBILE ACCESSORIES SALES AND INSTALLATION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

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

1. Light industrial, office and warehouse uses, which may include automobile accessory sales and installation as a special use.
2. The hours of operation shall be limited to 10:30 a.m. to 6:00 p.m., Monday through Friday.
3. Any work performed on vehicles shall occur wholly within the enclosed building.
4. All vehicles shall be parked or stored on an approved paved surface, and not within landscaped strips, grassed areas or the street right-of-way
5. Outdoor sales, storage or display of any merchandise, materials or junk shall be prohibited. The site shall be kept free of junk cars and other debris at all times. Any vehicle(s) awaiting repair or parked overnight shall be kept inside the building.
6. 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.
7. Peddlers and/or parking lot sales shall be prohibited.
8. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane King
County Clerk/Deputy County Clerk



TITLE LEGAL DESCRIPTION

TRACT IV:

ALL THAT TRACT or parcel of land lying and being in Land Lots 194 and 195 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southeastern right of way line of McDonough Drive (having an 80 foot right of way) with the western right of way line of Wilwat Drive (having a 60 foot right of way); proceed thence along said Wilwat Drive right of way line south 16 degrees 36 minutes 00 seconds east a distance of 626.13 feet to a point; thence along said Wilwat Drive right of way line following a curve to the right an arc distance of 201.97 feet, said curve having a radius of 114.80 feet and a chord of 176.91 feet bearing south 33 degrees 48 minutes 00 seconds west to a point; thence along said Wilwat Drive right of way line, which line at this point is the northern line of Wilwat Drive, south 84 degrees 12 minutes 00 seconds west a distance of 176.54 feet to an iron pin; thence north 01 degree 41 minutes 00 seconds east a distance of 228.60 feet to a nail in a cross tie wall; thence north 90 degrees 00 minutes 00 seconds west a distance of 206.00 feet to an iron pin; thence south 83 degrees 22 minutes 00 seconds west a distance of 294.00 feet to an iron pin; thence south 74 degrees 11 minutes 00 seconds west a distance of 175.00 feet to an iron pin; thence south 58 degrees 59 minutes 00 seconds west a distance of 63.40 feet to an iron pin; thence north 31 degrees 01 minute 00 seconds west a distance of 140.70 feet to an iron pin on the southeastern right of way line of McDonough Drive; thence north 58 degrees 59 minutes 00 seconds east along said southeastern right of way line of McDonough Drive a distance of 1,028.80 feet to the Point of Beginning, said tract containing 8.3070 acres, more or less.

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SUP 20036
MAY 01 2020

Planning&Development

CASE NUMBER RZM2020-00017
GCID 2020-0611

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to RM-13 by THE PROVIDENCE GROUP OF GEORGIA 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 AUGUST 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 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. Buildings shall be constructed with internal corridors (no breezeways). The applicant shall submit a master design standards document for the project that includes at minimum, architectural elements, site features, signage strategy, and amenities plan. The master design standards document shall include minimum standards such as primary exterior treatments of no less than 40 percent brick or stacked stone on each elevation. The remainder of each elevation may be the same or of fiber cement, shake or siding. The master design standards document shall include minimum standards regarding amenities for the development, including a pool, patio, fire pits and outdoor grilling stations. The master design standards document shall also include minimums regarding interior elements of all multifamily units to include granite, quartz or solid surface countertops in kitchens and bathrooms, kitchen islands or bars, dual vanity countertops in select bathrooms, hardwood or LVT throughout, except in bedrooms and closets and nine-foot ceilings. The master design standards document shall be subject to the review and approval by the Director of Planning and Development.
- C. Garages shall be provided for a minimum of five 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.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot landscaped setback from the existing right of way along the frontage of Club Drive. This frontage shall be maintained by the Homeowner's Association and shall include a landscaped entrance feature. At a minimum, the landscaped entrance feature shall include a decorative wrought iron style fence with brick/stone columns spaced 30 feet on center and landscaping extending

along Club Drive frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.

- B. 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.
 - C. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - D. All grassed areas shall be sodded.
 - E. Detention pond(s) shall be fully screened. Screening plan shall be subject to the review and approval of the Director of Planning and Development.
 - F. All utilities shall be placed underground.
 - G. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - H. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Club Drive unless otherwise required by law.
 - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right of way.
 - J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the approval of a final certificate of occupancy, all conditions concerning Driveway "A" of the Development of Regional Impact GRTA Notice of Decision shown on Attachment "A" shall be met.

- B. Developer to add sidewalk from property frontage along Club Drive to existing sidewalk at Trent Way within the existing right of way and shall be subject to the review and approval of Gwinnett County DOT.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



**LAND DESCRIPTION OF
Club Drive West Lot**

All that tract or parcel of land lying and being in Land Lots 180 AND 181, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a ½" rebar found at the intersection of the southwest corner of Land Lot 40, 7th District, Gwinnett County, Georgia, the northwest corner of Land Lot 39, 7th District, Gwinnett County, Georgia and the northeasterly line of Land Lot 179, 6th District, Gwinnett County, Georgia (said point being on the District Line between the 6th and 7th Districts, Gwinnett County, Georgia) THENCE leaving said point South 35 degrees 10 minutes 00 seconds West a distance of 390.43 feet to a point; THENCE North 52 degrees 58 minutes 28 seconds West a distance of 179.96 feet to a point; THENCE South 37 degrees 01 minutes 49 seconds West a distance of 967.53 feet to a point; THENCE North 83 degrees 37 minutes 34 seconds West a distance of 150.81 feet to a point; THENCE North 85 degrees 15 minutes 26 seconds West a distance of 142.21 feet to a point; THENCE North 83 degrees 44 minutes 41 seconds West a distance of 224.06 feet to a point; THENCE North 83 degrees 52 minutes 31 seconds West a distance of 106.33 feet to a point; THENCE North 13 degrees 41 minutes 15 seconds West a distance of 209.50 feet to a point; THENCE North 77 degrees 10 minutes 26 seconds East a distance of 358.95 feet to a point; THENCE North 34 degrees 23 minutes 34 seconds East a distance of 85.47 feet to a point; THENCE North 76 degrees 19 minutes 11 seconds West a distance of 1723.38 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** North 76 degrees 19 minutes 11 seconds West a distance of 676.86 feet to a point; THENCE South 85 degrees 35 minutes 38 seconds West a distance of 337.23 feet to a point; THENCE along a curve to the left having a radius of 982.25 feet and a length of 585.24 feet, said curve having a chord bearing of North 82 degrees 14 minutes 00 seconds West and a chord distance of 576.62 feet to a point; THENCE South 80 degrees 41 minutes 59 seconds West a distance of 546.32 feet to a point; THENCE North 35 degrees 02 minutes 10 seconds West a distance of 22.47 feet to a point; THENCE North 35 degrees 02 minutes 10 seconds West a distance of 422.33 feet to a point; THENCE North 61 degrees 33 minutes 08 seconds East a distance of 644.83 feet to a point; THENCE South 89 degrees 06 minutes 12 seconds East a distance of 267.07 feet to a point; THENCE North 84 degrees 41 minutes 41 seconds East a distance of 216.54 feet to a point; THENCE North 29 degrees 54 minutes 49 seconds West a distance of 192.39 feet to a point; THENCE South 89 degrees 30 minutes 23 seconds East a distance of 677.97 feet to a point; THENCE South 57 degrees 12 minutes 14 seconds East a distance of 826.94 feet to a point; THENCE South 03 degrees 36 minutes 01 seconds East a distance of 525.06 feet to a point; said point being the **TRUE POINT OF BEGINNING**

Said tract contains 1,465,522 square feet or 33.644 acres.

APR 03 2020

RZM '20017

Planning & Development

CASE NUMBER RZR2020-00023
GCID 2020-0612

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to TND by THE PROVIDENCE GROUP OF GEORGIA for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to TND is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family attached and detached dwellings and accessory uses and structures, not to exceed 456 units with the following limitations:
 - i. No less than 10% of the total number of lots may be categorized as "single-family" lots per the TND standards within the Unified Development Ordinance.
 - ii. No more than 75% of the total number of lots may be categorized as "townhomes" per the TND standards within the Unified Development Ordinance.
 - iii. Non-residential development shall be prohibited.
 - B. The development shall be in substantial conformance with the site plan prepared by Travis Pruitt & Associates, Inc. dated April 2, 2020 with changes necessary to meet conditions of zoning and development regulations. Final layout shall be subject to the review and approval of the Director of Planning and Development.
 - C. The applicant shall submit a master design standards document for the project that includes at minimum, architectural elements, site features, signage strategy, and amenities plan. This document shall be subject to the review and approval by the Director of Planning and Development.
 - D. The minimum heated floor area for all lots shall be between 1,600 and 2,000 square feet.

- E. All mid-size dwellings shall have a minimum two-car garage. Townhomes and small lots shall have a minimum one-car garage.
- F. Parallel parking spaces shall be provided per the site plan, but may be moved if approved by staff.

2. To satisfy the following site development considerations:

- A. All utilities shall be placed underground.
- B. Provide a 25-foot rear yard setback along the western boundary lot numbers 334 through 338 and 341 through 365; and along the southern boundary lot numbers 13 through 58; also install a six-foot shadowbox fence along the rear property line of these lots to be maintained by the Homeowner's Association.
- C. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Club Drive frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include decorative masonry entrance features and a decorative fence. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
- D. Amenity areas shall be in general accordance as shown on the submitted site plan and shall consist of at minimum, a recreation area including a swimming pool and clubhouse, park/common area, and walking trails. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
- E. A recreation area consisting of a swimming pool and clubhouse shall be provided on the subject property. A minimum of three pocket parks shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
- F. Detention pond(s) shall be fully screened.
- 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.

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

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**LAND DESCRIPTION OF
Club Drive East Lot**

All that tract or parcel of land lying and being in Land Lots 179, 180 AND 205, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a ½" rebar found at the intersection of the southwest corner of Land Lot 40, 7th District, Gwinnett County, Georgia, the northwest Corner of Land Lot 39, 7th District, Gwinnett County, Georgia and the northeasterly line of Land Lot 179, 6th District, Gwinnett County, Georgia (said point being on the District Line between the 6th and 7th Districts, Gwinnett County, Georgia) THENCE leaving said point South 35 degrees 10 minutes 00 seconds West a distance of 390.43 feet to a point; THENCE North 52 degrees 58 minutes 28 seconds West a distance of 179.96 feet to a point; THENCE South 37 degrees 01 minutes 49 seconds West a distance of 967.53 feet to a point; THENCE North 83 degrees 37 minutes 34 seconds West a distance of 150.81 feet to a point; THENCE North 85 degrees 15 minutes 26 seconds West a distance of 142.21 feet to a point; THENCE North 83 degrees 44 minutes 41 seconds West a distance of 224.06 feet to a point; THENCE North 83 degrees 52 minutes 31 seconds West a distance of 106.33 feet to a point; THENCE North 13 degrees 41 minutes 15 seconds West a distance of 209.50 feet to a point; THENCE North 77 degrees 10 minutes 26 seconds East a distance of 358.95 feet to a point; THENCE North 34 degrees 23 minutes 34 seconds East a distance of 85.47 feet to a point; THENCE North 76 degrees 19 minutes 11 seconds West a distance of 1723.38 feet to a point; THENCE North 03 degrees 36 minutes 01 seconds West a distance of 525.06 feet to a point; THENCE North 03 degrees 36 minutes 01 seconds West a distance of 579.29 feet to a point; THENCE North 28 degrees 34 minutes 24 seconds West a distance of 265.45 feet to a point; THENCE North 62 degrees 58 minutes 06 seconds East a distance of 24.21 feet to a point; THENCE North 26 degrees 06 minutes 57 seconds West a distance of 95.59 feet to a point; THENCE North 15 degrees 12 minutes 55 seconds West a distance of 80.91 feet to a point; THENCE North 20 degrees 08 minutes 19 seconds West a distance of 66.13 feet to a point; THENCE North 20 degrees 36 minutes 12 seconds West a distance of 47.45 feet to a point; THENCE North 16 degrees 41 minutes 57 seconds West a distance of 67.56 feet to a point; THENCE North 23 degrees 15 minutes 42 seconds West a distance of 51.45 feet to a point; THENCE North 15 degrees 52 minutes 54 seconds West a distance of 30.48 feet to a point; THENCE North 17 degrees 28 minutes 58 seconds West a distance of 83.45 feet to a point; THENCE North 23 degrees 24 minutes 11 seconds West a distance of 45.39 feet to a point; THENCE North 09 degrees 50 minutes 44 seconds West a distance of 46.38 feet to a point; THENCE North 35 degrees 38 minutes 56 seconds West a distance of 36.35 feet to a point; THENCE North 21 degrees 11 minutes 46 seconds West a distance of 39.02 feet to a point; THENCE North 13 degrees 07 minutes 06 seconds West a distance of 106.95 feet to a point; THENCE North 38 degrees 35 minutes 25 seconds East a distance of 9.27 feet to a point; THENCE North 14 degrees 55 minutes 15 seconds West a distance of 12.34 feet to a point; THENCE North 66 degrees 10 minutes 40

APR 03 2020

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RZR 20023

seconds West a distance of 8.60 feet to a point; THENCE North 20 degrees 16 minutes 46 seconds West a distance of 63.91 feet to a point; THENCE North 03 degrees 19 minutes 00 seconds West a distance of 67.97 feet to a point; THENCE North 40 degrees 11 minutes 24 seconds West a distance of 36.14 feet to a point; THENCE North 13 degrees 29 minutes 11 seconds West a distance of 56.90 feet to a point; THENCE North 52 degrees 52 minutes 49 seconds West a distance of 22.75 feet to a point; THENCE North 21 degrees 48 minutes 10 seconds West a distance of 45.36 feet to a point; THENCE North 26 degrees 46 minutes 08 seconds West a distance of 57.10 feet to a point; THENCE North 17 degrees 20 minutes 19 seconds West a distance of 59.30 feet to a point; THENCE North 35 degrees 04 minutes 27 seconds West a distance of 33.80 feet to a point; THENCE North 31 degrees 53 minutes 10 seconds West a distance of 61.79 feet to a point; THENCE North 57 degrees 11 minutes 05 seconds West a distance of 86.34 feet to a point; THENCE South 45 degrees 03 minutes 33 seconds West a distance of 44.70 feet to a point; THENCE North 65 degrees 36 minutes 19 seconds West a distance of 64.09 feet to a point; THENCE North 71 degrees 55 minutes 53 seconds East a distance of 499.81 feet to a point; THENCE South 79 degrees 58 minutes 59 seconds East a distance of 801.92 feet to a point; THENCE North 89 degrees 31 minutes 46 seconds East a distance of 1025.84 feet to a point; THENCE South 29 degrees 30 minutes 27 seconds East a distance of 2849.60 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 7,506,908 square feet or 172.335 acres.

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RZR 20 023

CASE NUMBER CIC2020-00021
GCID 2020-0755

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by MANGAL REAL ESTATE HOLDING, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

Approval of a Change in Conditions, subject to the following enumerated conditions:

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

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

- adult bookstores or entertainment
- automotive parts stores
- contractors' offices
- emissions inspection stations
- equipment rental facilities
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- taxidermists
- yard trimmings composting facilities
- pawn shops

B. New buildings shall be constructed of concrete siding with a flat roof, substantially similar to those renderings submitted to the Planning and Development Department on June 2, 2020. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

A. All existing landscaping shall be upgraded to meet the Unified Development Ordinance. Developer shall provide a 10-foot wide landscaped strip adjacent to

commercially zoned properties. Existing trees on the southwest of the property may be removed. Landscaping shall be reviewed and approved by the Director of Planning and Development. The property shall be developed substantially similar to the submitted site plan for Mangal Enterprises submitted to the Planning and Development on June 2, 2020.

- B. All new ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
 - C. All new and existing 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.
 - D. Any new or existing 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.
 - E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
 - F. Billboards or oversized signs shall be prohibited.
 - G. All new or existing 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.
3. To abide by the following requirements, dedications and improvements:
- A. Sidewalk shall be installed along all frontages per the Unified Development Ordinance.

CASE NUMBER CIC2020-00021

GCID 2020-0755

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 87, OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR) AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAK ROAD (VARIABLE R/W) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIVE FORKS TRICKUM ROAD (VARIABLE R/W); THENCE LEAVING SAID INTERSECTION AND ALONG SAID RIGHT-OF-WAY LINE OF OAK ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 42 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 58.44 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 48 DEGREES 47 MINUTES 03 SECONDS EAST A DISTANCE OF 16.78 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 30 DEGREES 29 MINUTES 32 SECONDS EAST A DISTANCE OF 202.29 FEET TO A NAIL FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 54 DEGREES 21 MINUTES 15 SECONDS WEST A DISTANCE OF 182.68 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 48 DEGREES 59 MINUTES 41 SECONDS WEST A DISTANCE OF 189.46 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FIVE FORKS TRICKUM ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 34 DEGREES 42 MINUTES 46 SECONDS EAST A DISTANCE OF 146.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 38.42 FEET, HAVING A RADIUS OF 370.96 FEET, AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 35 DEGREES 21 MINUTES 55 SECONDS EAST, A DISTANCE OF 38.40 FEET TO A POINT; THENCE NORTH 40 DEGREES 07 MINUTES 12 SECONDS EAST A DISTANCE OF 48.39 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING (1.111 ACRES 48,384 SQUARE FEET),

CIC 20021

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CASE NUMBER CIC2020-00022
GCID 2020-0756

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by TAMMY SMITH to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 25th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail and service commercial and accessory uses, which may include outdoor storage as a special use.
 - B. Outdoor storage shall be located to the rear of parcel 5126 119 and within an enclosed screened and fenced area. Outdoor storage materials shall be limited to PVC conduit, propane tanks and wooden pallets. The existing shipping container shall be removed within 30 days of approval of this Special Use Permit.
 - C. Storage areas shall be kept in neat condition, free of junk, salvaged materials, trash, and other debris.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural buffer, undisturbed except for approved perpendicular access and utility crossings and replanting where sparsely vegetated, adjacent to residential zoning along the southern property line.
 - B. No more than two exists/entrances on U.S. 78.
 - C. No billboards are permitted.
 - D. Dumpsters shall be screened by an opaque fence or wall at least six feet in height, and dumpster pickup shall be limited to between the hours of 7:00am and 9:00pm.
 - E. Interparcel access shall be provided.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.

- G. Buildings shall be finished with architectural treatments of glass and/or brick, stone, or stucco; or any alternate architectural plans shall be subject to review and approval of the Planning Director prior to issuance of a building permit.
 - H. Provide landscaped islands throughout the parking areas, including a minimum ten-foot wide landscaped island at the end of each parking bay and a minimum six-foot wide landscaped island for each 225 feet of continuous bay length, or alternate plan as may be approved by the Director of Planning and Development.
 - I. Natural vegetation shall remain on the property until the issuance of a development permit.
 - J. No overnight idling of trucks or refrigeration equipment allowed.
 - K. Provide sidewalks adjacent to U.S. Highway 78 and Langley Road.
 - L. No banners, streamers or roping decorated with flags (other than U.S. or State of Georgia flags), tinsel, or other similar materials shall be displayed, hung or strung on the site.
 - M. Mini-warehouses shall be to the rear of the property.
 - N. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted.
3. To abide by the following requirements, dedications and improvements:
- A. Design required on-site stormwater detention facilities, which may be located within any required buffer.
 - B. The Special Use Permit shall be valid for a 24-month period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

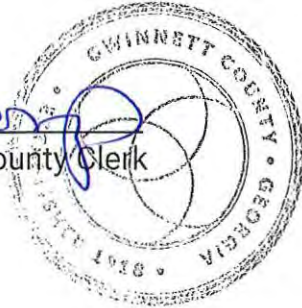
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



GWINNETT COUNTY, GA

06 JUL 18 PM 2:00

TOM LAWLER, CLERK

PT-61 # 067.2006-028389
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 580.00
TOM LAWLER CLERK OF
SUPERIOR COURT

After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 06-217

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 17th day of July in the year two thousand and six, between **HERRON PROPERTIES, INC.**, a Georgia Corporation, as party or parties of the first part, hereinafter called "Grantors," and **BOYD S. SMITH and TAMMY P. SMITH**, of the County of Walton and State of Georgia, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 126 of the 5th Land District of Gwinnett County, Georgia, being shown as Lot 6, Block "A", on a final plat entitled "Langley Business Park", dated March 29, 2002, revised October 28, 2002, prepared by Engineering Management Associates, Inc., certified by Robert Von Itter, Georgia Registered Professional Land Surveyor No. 2251, and being recorded in Plat Book 95, Page 218, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete and accurate description.

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

HERRON PROPERTIES, INC.

RECEIVED BY

JUN 04 2020

Planning & Development
CIC 20022

CASE NUMBER SUP2020-00040
GCID 2020-0757

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by TAMMY SMITH for the proposed use of OUTDOOR STORAGE 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 AUGUST 25, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 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, which may include outdoor storage as a special use.
 - B. Outdoor storage shall be located to the rear of parcel 5126 119 and within an enclosed screened and fenced area. Outdoor storage materials shall be limited to PVC conduit, propane tanks and wooden pallets. The existing shipping container shall be removed within 30 days of approval of this Special Use Permit.
 - C. Storage areas shall be kept in neat condition, free of junk, salvaged materials, trash, and other debris.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural buffer, undisturbed except for approved perpendicular access and utility crossings and replanting where sparsely vegetated, adjacent to residential zoning along the southern property line.
 - B. No more than two exists/entrances on U.S. 78.
 - C. No billboards are permitted.
 - D. Dumpsters shall be screened by an opaque fence or wall at least six feet in height, and dumpster pickup shall be limited to between the hours of 7:00am and 9:00pm.

- E. Interparcel access shall be provided.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent residential properties.
 - G. Buildings shall be finished with architectural treatments of glass and/or brick, stone, or stucco; or any alternate architectural plans shall be subject to review and approval of the Planning Director prior to issuance of a building permit.
 - H. Provide landscaped islands throughout the parking areas, including a minimum ten-foot wide landscaped island at the end of each parking bay and a minimum six-foot wide landscaped island for each 225 feet of continuous bay length, or alternate plan as may be approved by the Director of Planning and Development.
 - I. Natural vegetation shall remain on the property until the issuance of a development permit.
 - J. No overnight idling of trucks or refrigeration equipment allowed.
 - K. Provide sidewalks adjacent to U.S. Highway 78 and Langley Road.
 - L. No banners, streamers or roping decorated with flags (other than U.S. or State of Georgia flags), tinsel, or other similar materials shall be displayed, hung or strung on the site.
 - M. Mini-warehouses shall be to the rear of the property.
 - N. No outdoor storage of junk cars, parts, used tires, or other debris shall be permitted.
3. To abide by the following requirements, dedications and improvements:
- A. Design required on-site stormwater detention facilities, which may be located within any required buffer.
 - B. The Special Use Permit shall be valid for a 24-month period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

CASE NUMBER SUP2020-00040

GCID 2020-0757

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9-15-20

ATTEST:

Diane King
County Clerk/Deputy County Clerk



RECEIVED BY
05 JUL 18 PM 2:00
TOM LAWLER, CLERK

PT-61 #067-2006-028384
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 580.00
TOM LAWLER CLERK OF
SUPERIOR COURT

After recording return to
DICKINSON & WILLIS, LLC
ATTORNEYS AT LAW
338 NORTH BROAD STREET
MONROE, GEORGIA 30655
FILE # 06-217

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF WALTON

THIS INDENTURE, Made the 17th day of July in the year two thousand and six, between **HERRON PROPERTIES, INC.**, a Georgia Corporation, as party or parties of the first part, hereinafter called "Grantors," and **BOYD S. SMITH and TAMMY P. SMITH**, of the County of Walton and State of Georgia, as party or parties of the second part, hereinafter called "Grantee" (the words "Grantors" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantors for and in consideration of the sum of Ten (\$ 10.00) Dollars and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 126 of the 5th Land District of Gwinnett County, Georgia, being shown as Lot 6, Block "A", on a final plat entitled "Langley Business Park", dated March 29, 2002, revised October 28, 2002, prepared by Engineering Management Associates, Inc., certified by Robert Von Itter, Georgia Registered Professional Land Surveyor No. 2251, and being recorded in Plat Book 95, Page 218, Gwinnett County, Georgia Records, which plat is incorporated herein by reference for a more complete and accurate description.

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the above described property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

HERRON PROPERTIES, INC.

RECEIVED BY
JUN 04 2020

Planning & Development

SUP '20 040

CASE NUMBER SUP2020-00010
GCID 2020-0174

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by RECOVERY FOUNDATIONS INC. for the proposed use of a RESIDENTIAL REHABILITATION 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 AUGUST 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 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: 9/11/20

ATTEST:

Diana King
County Clerk/Deputy County Clerk



EXHIBIT A

LEGAL DESCRIPTION
GWINNETT COUNTY GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 18, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR ON THE NORTHERLY RIGHT OF WAY OF U S HIGHWAY 29, 159.2 FEET EASTERLY ALONG THE NORTHERLY RIGHT OF WAY OF U S HIGHWAY 29 FROM ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF SHANNON WAY, THENCE RUNNING N31°59'42"W FOR A DISTANCE OF 201.40 FEET TO A FOUND NAIL, THENCE RUNNING N58°06'55"E FOR A DISTANCE OF 60.00 FEET TO A POINT, THENCE RUNNING S31°25'20"E FOR A DISTANCE OF 194.56 FEET TO A POINT, THENCE RUNNING S56°10'20"W FOR A DISTANCE OF 8.00 FEET TO A POINT, THENCE RUNNING S34°22'57"E FOR A DISTANCE OF 6.00 FEET TO A POINT BEING THE NORTHERLY RIGHT OF WAY OF U S HIGHWAY 29, THENCE RUNNING S57°27'12"W ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 50.32 FEET TO A ½" REBAR AND THE POINT OF BEGINNING,

SAID TRACT OR PARCEL OF LAND CONTAINING 0.271 ACRES (11,814 SQUARE FEET) MORE OR LESS.



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Planning & Development

SUP '20010

CASE NUMBER SUP2020-00037
GCID 2020-0758

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by FATIH AYDIN for the proposed use of TATTOO & BODY PIERCING PARLOR (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

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

1. Retail and service commercial and accessory uses, which may include a tattoo and body piercing parlor as a Special Use.
2. The leased space for the tattoo and body piercing parlor shall not exceed 1,071 square feet.
3. The hours of operation of the tattoo and body piercing parlor shall not extend past 10:00pm, Sunday through Thursday, and not past 12:00am on Friday and Saturday.
4. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white, earth tone) background colors for the sign cabinet.
5. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state, or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
6. Peddlers and/or parking lot sales shall be prohibited.
7. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No

decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



BK 51872 PG 0538

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18, 15th District, Gwinnett County, Georgia, being more particularly shown on that survey for Peter Berusch and Commercial Bank of Georgia prepared by W.W. Lester, Registered Land Surveyor, No. 2128, dated May 1, 1991, being more particularly described as follows:

Beginning at a point located on the southeasterly right-of-way line of U.S. Highway No. 29 (having a variable right-of-way) South 74 degrees 04 minutes 47 seconds West 599.24 feet from the intersection of the southeasterly right-of-way line of U.S. Highway 29 and the right-of-way line of Dixon Circle; thence running South 29 degrees 33 minutes 28 seconds East 287.10 feet to a point; thence running South 58 degrees 28 minutes 00 seconds West 1500 feet to a point; thence running North 29 degrees 33 minutes 28 seconds West 292.40 feet to a point located on the southeasterly right-of-way line of U.S. Highway No. 29; thence running North 58 degrees 28 minutes 00 seconds East along the southeasterly right-of-way line of U.S. Highway No. 29, 29.25 feet to a point; thence running northeasterly along the southeasterly right-of-way line of U.S. Highway No. 29 and following the curvature thereof an arc distance of 120.72 feet to the point of beginning (said arc being subtended by a chord running North 60 degrees 58 minutes 59 seconds East 120.68 feet from the preceding point); said property containing 1.00 acre, more or less and being more particularly shown on the survey referenced above.

Together with that Joint Driveway Easement, recorded 06/17/1991, in Book 6592, Page 201.

Tax Parcel Identification Number: R5018254

US 29
2570 Lawrenceville Hwy #29

SUP '18 037

RECEIVED BY PLANNING &
DEVELOPMENT 5/27/2020
SUP2020-00039

CASE NUMBER SUP2020-00038
GCID 2020-0759

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

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

1. Retail and service commercial and accessory uses, which may include art gallery, hair salon, and tattoo and body piercing as a Special Use.
2. The tattoo parlor leased space shall not exceed 1,389 square feet in floor area.
3. The hours of operation of the tattoo parlor shall be limited from 8:00am to 8:00pm.

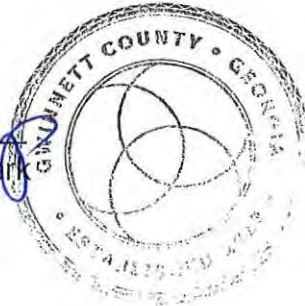
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Property Description

R 7028A127 43 AC

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2007 OCT -2 PM 1:17

TOM LAWLER, CLERK

When Recorded Return To
Anita P. Froelich
3780 Tuggle Road
Buford, GA 30519

QUIT CLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

This INDENTURE, made this 28 day of 09 2007, by and between
BELINDA G. SMITH, 1065 Sunny Field Court, Lawrenceville, GA 30043

As party or parties of the first part, hereinafter called Grantor, and ANITA REED DAVIS
A/K/AANITA FROELICH 3780 Tuggle Road, Buford, GA 30519

As party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That said party of the first part, for and in consideration of good and valuable
consideration, the receipt of which is acknowledged, has bargained, sold, and by these presents does
remise, convey, and forever QUITCLAIM to the said party of the second part, his/her heirs and assigns
an undivided interest in and to:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMROVEMENTS
THEREON, LYING AND BEING IN LAND LOT 28, OF THE 7TH LAND DISTRICT GWINNETT
COUNTY, GEORGIA, AS KNOWN AND DELINEATED ON PLAT OF SURVEY FOR RONALD E.
FRANKLIN BY PAUL TOMPKINS AS LOT 45 OF THE W. C. ALLEN ESTATE, AND BEING
MORE PARTICULARLY DESPRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERN RIGHT OF WAY OF
BRASELTON HIGHWAY A/K/A STATE RUTE NO. 124 (80 FOOT RIGHT OF WAY); AND THE
SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE (40 FOOT RIGHT OF WAY); THENCE
RUNNING SOUTH 51 DEGREES 00 MINUTES WEST ALONG THE NORTHWESTERN RIGHT
OF WAY OF BRASELTON HIGHWAY, A DISTANCE OF 100.00 FEET, TO AN IRON PIN,
THENCE RUNNING NORTH 39 DEGREES 00 MINUTES WEST, A DISTANCE OF 165 FEET, TO
AN IRON PIN; THENCE RUNNING NORTH 51 DEGREES 00 MINUTES EAST, A DISTANCE OF
100.00 FEET, TO AN IRON PIN ON THE SOUTHWESTERN RIGHT OF WAY OF ALLEN DRIVE;
THENCE RUNNING SOUTH 39 DEGREES 00 MINUTES EAST ALONG SAID RIGHT OF WAY,
A DISTANCE OF 165.00 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

RECEIVED BY

[Faint signatures and stamps]

SUP 20038

12

CASE NUMBER SUP2020-00039
GCID 2020-0760

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

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

1. Retail, service commercial and accessory uses, which may include automobile sales and service as special uses.
2. Abide by all applicable conditions of RZ-91-009.
3. Outdoor sales, storage or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
4. Automobiles shall only be parked on approved paved surfaces.
5. Any repair or servicing of vehicles for sale shall be conducted indoors.
6. Any new ground signage shall be limited to a monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height.
7. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
8. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs

required by county, state or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.

9. 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.
10. Peddlers and/or parking lot sales (other than automobile sales inventory) shall be prohibited.
11. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
12. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.


WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



BK 51872 PG 0538

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 18, 15th District, Gwinnett County, Georgia, being more particularly shown on that survey for Peter Berusch and Commercial Bank of Georgia prepared by W.W. Lester, Registered Land Surveyor, No. 2128, dated May 1, 1991, being more particularly described as follows:

Beginning at a point located on the southeasterly right-of-way line of U.S. Highway No. 29 (having a variable right-of-way) South 74 degrees 04 minutes 47 seconds West 599.24 feet from the intersection of the southeasterly right-of-way line of U.S. Highway 29 and the right-of-way line of Dixon Circle; thence running South 29 degrees 33 minutes 28 seconds East 287.10 feet to a point; thence running South 58 degrees 28 minutes 00 seconds West 1500 feet to a point; thence running North 29 degrees 33 minutes 28 seconds West 292.40 feet to a point located on the southeasterly right-of-way line of U.S. Highway No. 29; thence running North 58 degrees 28 minutes 00 seconds East along the southeasterly right-of-way line of U.S. Highway No. 29, 29.25 feet to a point; thence running northeasterly along the southeasterly right-of-way line of U.S. Highway No. 29 and following the curvature thereof an arc distance of 120.72 feet to the point of beginning (said arc being subtended by a chord running North 60 degrees 58 minutes 59 seconds East 120.68 feet from the preceding point); said property containing 1.00 acre, more or less and being more particularly shown on the survey referenced above.

Together with that Joint Driveway Easement, recorded 06/17/1991, in Book 6592, Page 201.

Tax Parcel Identification Number: R5018 254

us 29

2570 Lawrenceville Hwy #29

SUP 18 037

RECEIVED BY PLANNING &
DEVELOPMENT 5/27/2020
SUP2020-00039

CASE NUMBER SUP2020-00041
GCID 2020-0761

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JUST IN TIME LOGISTICS, INC. for the proposed use of TRUCKING AND HAULING 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 AUGUST 25, 2020 and objections were not filed.

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

1. The property shall be limited to light industrial uses, which may include trucking and hauling as a special use. No vehicle sales of any kind shall occur at this location.
2. There shall be no more than 15 tractors (semi-truck cabs) and 15 automobile hauling trailers on site at any time.
3. No inoperable vehicles shall be stored on the property. Storage of vehicles that are not associated with the trucking and hauling of automobiles shall be prohibited. Outdoor storage of automotive parts or tires shall also be prohibited.
4. All semi-trucks and trailers shall be parked to the side and rear of the building on a paved surface and within striped parking spaces. Parking in front of the building shall be limited to employee vehicles only. Parking within the right of way shall be prohibited.
5. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides. Stucco may only be used as an accent material. Final building elevations shall be submitted for review by the Director of Planning and Development.
6. Hours of operation shall be limited to between 8:00am and 5:00pm, Monday through Friday.
7. The property shall be surrounded by a 15-foot buffer.
8. The site design shall minimize land disturbance and impervious coverage to the greatest extent practicable. Final site and landscape plans shall be subject to review and approval by the Director of Planning and Development.

9. The site shall be surrounded by a security fence or wall, the materials and design of which shall be subject to review and approval by the Director of Planning and Development.
10. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine into adjacent properties.
11. An engineered sound barrier wall shall be constructed along the northern and eastern boundaries of the trucking and hauling lot for the reduction of noise. The design and location of the wall shall be subject to the review and approval by the Director of Planning and Development.
12. Outdoor loudspeakers shall be prohibited.
13. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
14. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana Lopez
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

COMMENCING AT A POINT AT THE MITERED INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CEDARS ROAD (80' R/W) AND THE SOUTHERN RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD (60' R/W), THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD FOR A DISTANCE OF ±1207.66' TO A ½" REBAR FOUND, WHICH IS THE TRUE POINT OF BEGINNING, DEED BOOK 25129, PAGE 156, GWINNETT COUNTY RECORDS, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 223.55' AND A RADIUS OF 780.00', BEING SUBTENDED BY A CHORD BEARING OF N67°19'19"E AND A CHORD DISTANCE OF 222.79' TO A ½" REBAR SET, THENCE RUNNING N59°06'40"E FOR A DISTANCE OF 104.01' TO A ½" REBAR SET, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING N59°06'40"E FOR A DISTANCE OF 17.45' TO A ½" REBAR SET, THENCE RUNNING WITH A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 21.67' AND A RADIUS OF 25.00', BEING SUBTENDED BY A CHORD BEARING OF N83°57'04"E AND A CHORD DISTANCE OF 21.00' TO A ½" REBAR SET, THENCE RUNNING WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE 25.93' AND A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S83°35'21"E AND A CHORD DISTANCE OF 25.73' TO A ½" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSE AND DISTANCE, S25°00'01"E FOR A DISTANCE OF 88.06' TO A ½" REBAR SET, THENCE RUNNING S06°37'01"E FOR A DISTANCE OF 77.55' TO A ½" REBAR SET, THENCE RUNNING N83°22'59"E FOR A DISTANCE OF 227.96' TO A ½" REBAR SET, THENCE RUNNING N56°37'21"E FOR A DISTANCE OF 126.45' TO A ½" REBAR SET, THENCE RUNNING S57°02'20"E FOR A DISTANCE OF 24.96' TO A ½" REBAR SET, THENCE RUNNING S66°34'49"E FOR A DISTANCE OF 20.79' TO A ½" REBAR SET, THENCE RUNNING S14°37'51"E FOR A DISTANCE OF 35.88' TO A ½" REBAR SET, THENCE RUNNING S36°36'32"E FOR A DISTANCE OF 28.98' TO A ½" REBAR SET, THENCE RUNNING S05°07'48"E FOR A DISTANCE OF 40.73' TO A ½" REBAR SET, THENCE RUNNING S11°50'33"E FOR A DISTANCE OF 49.52' TO A ½" REBAR SET, THENCE RUNNING S09°12'48"W FOR A DISTANCE OF 42.64' TO A ½" REBAR SET, THENCE RUNNING S20°35'02"E FOR A DISTANCE OF 78.98' TO A ½" REBAR SET, THENCE RUNNING S06°41'14"E FOR A DISTANCE OF 18.90' TO A ½" REBAR SET, THENCE RUNNING S42°27'26"E FOR A DISTANCE OF 30.64' TO A ½" REBAR SET, THENCE RUNNING S01°18'42"E FOR A DISTANCE OF 61.04' TO A ½" REBAR SET, THENCE RUNNING S23°15'30"W FOR A DISTANCE OF 17.89' TO A ½" REBAR SET, THENCE RUNNING S05°02'05"W FOR A DISTANCE OF 88.15' TO A ½" REBAR SET, THENCE RUNNING S07°57'04"E FOR A DISTANCE OF 40.12' TO A ½" REBAR SET, THENCE RUNNING S49°05'05"E FOR A DISTANCE OF 3.56' TO A ½" REBAR FOUND, THENCE RUNNING S83°20'34"W FOR A DISTANCE OF 429.66' TO A ½" REBAR SET, THENCE RUNNING N06°36'32"W FOR A DISTANCE OF 446.25' TO A ½" REBAR SET. THENCE RUNNING N42°27'17"W FOR A DISTANCE OF 34.15' TO A ½" REBAR SET, THENCE RUNNING N06°36'32"W FOR A DISTANCE OF 88.33' TO A W REBAR SET, N30°31'32"W FOR A DISTANCE OF 92.75' TO A ½" REBAR SET ON THE SOUTHERN RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 5.200ACRES (226,523 SQUARE FEET) MORE OR LESS.

RECEIVED BY

SUP '20 041

JUN 05 2020

Planning&Development

CASE NUMBER SUP2020-00042
GCID 2020-0762

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JUST IN TIME LOGISTICS, INC. for the proposed use of TRUCK FLEET MAINTENANCE SHOP 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 AUGUST 25, 2020 and objections were not filed.

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

1. The property shall be limited to light industrial uses, which may include a truck fleet maintenance shop as a special use. No vehicle sales of any kind shall occur at this location.
2. All repair activities shall take place indoors; no repairs may be conducted in the parking lot.
3. No inoperable vehicles shall be stored on the property. Outdoor storage of automotive parts or tires shall also be prohibited.
4. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides. Stucco may only be used as an accent material. Final building elevations shall be submitted for review by the Director of Planning and Development.
5. Hours of operation shall be limited to between 8:00am and 5:00pm, Monday through Friday.
6. The property shall be surrounded by a 15-foot buffer.
7. The site design shall minimize land disturbance and impervious coverage to the greatest extent practicable. Final site and landscape plans shall be subject to review and approval by the Director of Planning and Development.
8. The site shall be surrounded by a security fence or wall, the materials and design of which shall be subject to review and approval by the Director of Planning and Development.

9. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine into adjacent properties.
10. An engineered sound barrier wall shall be constructed along the northern and eastern boundaries of the trucking and hauling lot for the reduction of noise. The design and location of the wall shall be subject to the review and approval by the Director of Planning and Development.
11. Outdoor loudspeakers shall be prohibited.
12. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
13. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

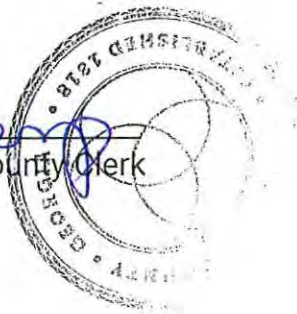
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

COMMENCING AT A POINT AT THE MITERED INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF CEDARS ROAD (80' R/W) AND THE SOUTHERN RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD (60' R/W); THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD FOR A DISTANCE OF ±1207.66' TO A ½" REBAR FOUND, WHICH IS THE TRUE POINT OF BEGINNING, DEED BOOK 25129, PAGE 156, GWINNETT COUNTY RECORDS, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 223.55' AND A RADIUS OF 780.00', BEING SUBTENDED BY A CHORD BEARING OF N67°19'19"E AND A CHORD DISTANCE OF 222.79' TO A ½" REBAR SET, THENCE RUNNING N59°06'40"E FOR A DISTANCE OF 104.01' TO A ½" REBAR SET, WHICH IS THE TRUE POINT OF BEGINNING, THENCE RUNNING N59°06'40"E FOR A DISTANCE OF 17.45' TO A ½" REBAR SET, THENCE RUNNING WITH A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 21.67' AND A RADIUS OF 25.00', BEING SUBTENDED BY A CHORD BEARING OF N83°57'04"E AND A CHORD DISTANCE OF 21.00' TO A ½" REBAR SET, THENCE RUNNING WITH A CURVE TO THE LEFT HAVING AN ARC DISTANCE 25.93' AND A RADIUS OF 60.00', BEING SUBTENDED BY A CHORD BEARING OF S83°35'21"E AND A CHORD DISTANCE OF 25.73' TO A ½" REBAR SET, THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING THE FOLLOWING COURSE AND DISTANCE, S25°00'01"E FOR A DISTANCE OF 88.06' TO A ½" REBAR SET, THENCE RUNNING S06°37'01"E FOR A DISTANCE OF 77.55' TO A ½" REBAR SET, THENCE RUNNING N83°22'59"E FOR A DISTANCE OF 227.96' TO A ½" REBAR SET, THENCE RUNNING N56°37'21"E FOR A DISTANCE OF 126.45' TO A ½" REBAR SET, THENCE RUNNING S57°02'20"E FOR A DISTANCE OF 24.96' TO A ½" REBAR SET, THENCE RUNNING S66°34'49"E FOR A DISTANCE OF 20.79' TO A ½" REBAR SET, THENCE RUNNING S14°37'51"E FOR A DISTANCE OF 35.88' TO A ½" REBAR SET, THENCE RUNNING S36°36'32"E FOR A DISTANCE OF 28.98' TO A ½" REBAR SET, THENCE RUNNING S05°07'48"E FOR A DISTANCE OF 40.73' TO A ½" REBAR SET, THENCE RUNNING S11°50'33"E FOR A DISTANCE OF 49.52' TO A ½" REBAR SET, THENCE RUNNING S09°12'48"W FOR A DISTANCE OF 42.64' TO A ½" REBAR SET, THENCE RUNNING S20°35'02"E FOR A DISTANCE OF 78.98' TO A ½" REBAR SET, THENCE RUNNING S06°41'14"E FOR A DISTANCE OF 18.90' TO A ½" REBAR SET, THENCE RUNNING S42°27'26"E FOR A DISTANCE OF 30.64' TO A ½" REBAR SET, THENCE RUNNING S01°18'42"E FOR A DISTANCE OF 61.04' TO A ½" REBAR SET, THENCE RUNNING S23°15'30"W FOR A DISTANCE OF 17.89' TO A ½" REBAR SET, THENCE RUNNING S05°02'05"W FOR A DISTANCE OF 88.15' TO A ½" REBAR SET, THENCE RUNNING S07°57'04"E FOR A DISTANCE OF 40.12' TO A ½" REBAR SET, THENCE RUNNING S49°05'05"E FOR A DISTANCE OF 3.56' TO A ½" REBAR FOUND, THENCE RUNNING S83°20'34"W FOR A DISTANCE OF 429.66' TO A ½" REBAR SET, THENCE RUNNING N06°36'32"W FOR A DISTANCE OF 446.25' TO A ½" REBAR SET. THENCE RUNNING N42°27'17"W FOR A DISTANCE OF 34.15' TO A ½" REBAR SET, THENCE RUNNING N06°36'32"W FOR A DISTANCE OF 88.33' TO A W REBAR SET, N30°31'32"W FOR A DISTANCE OF 92.75' TO A ½" REBAR SET ON THE SOUTHERN RIGHT-OF-WAY OF PROGRESS INDUSTRIAL BOULEVARD, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 5.200ACRES (226,523 SQUARE FEET) MORE OR LESS.

RECEIVED BY

SUP '20 042

05 2020

Planning&Development

CASE NUMBER RZR2020-00026
GCID 2020-0752

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to OSC by RIDGELINE LAND PLANNING, INC. for the proposed use of OPEN-SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were not filed.

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

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 46 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - B. The frontage and project entrance on Ozora Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana King
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 165, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an 1/2" rebar set on the intersection of the southerly right-of-way of Ozora Road (80' R/W) & the approximate Land Lot Line common to Land Lots 165 & 188; thence leaving said right-of-way South 29°59'56" East, a distance of 218.17 feet to a 1/2" rebar found; thence South 29°55'02" East, a distance of 120.16 feet to an 1/2" rebar set; thence South 29°59'38" East, a distance of 120.00 feet to a 5/8" rebar found; thence South 29°59'28" East, a distance of 459.87 feet to a rock found; thence South 29°05'06" East, a distance of 143.43 feet to an 1/2" rebar set; thence South 59°50'43" West, a distance of 440.04 feet to a 1/2" rebar found; thence South 73°12'23" West, a distance of 447.46 feet to a 1/2" rebar found; thence North 62°58'57" West, a distance of 133.51 feet to an 1/2" rebar set; thence North 29°42'47" West, a distance of 855.36 feet to an 1/2" rebar set on the southerly right-of way of Ozora Road (80' R/W); thence along said right-of-way North 60°34'17" East, a distance of 216.93 feet to a point; thence North 59°59'17" East, a distance of 127.95 feet to a point; thence along a curve to the Right for an arc distance of 299.56 feet, said curve having a chord bearing of North 60°17'22" East and a chord distance of 299.56 feet and a radius of 28,472.87 feet to a point; thence North 60°35'27" East, a distance of 302.20 feet to the **Point of Beginning**.

Said tract contains 22.451 acres or 977,977 square feet.

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JUN 05 2020

Planning&Development

RZR '20 026

CASE NUMBER RZR2020-00027
GCID 2020-0753

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 25, 2020 and objections were filed.

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

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Conservation space strip shall be provided as shown on the submitted site plan.
 - B. The frontage and project entrance on Lakeview Road shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. All grassed areas on dwelling lots shall be sodded.

- E. All utilities shall be placed underground.
 - F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area, except within the on-site lake to provide flood and peak rate control to satisfy water quality requirements.
3. To abide by the following requirements, dedications, and improvements:
- A. The developer shall provide a full Visual Inspection Report per GA SDP guidelines of the existing dam and outlet structures performed by a registered Professional Engineer, specifically a GA PE and GA Safe Dams Program Engineer of Record (SDP EOR), for review and approval by GCDOT and GCDWR. The developer shall also provide a slope stability analysis performed by a SDP EOR that takes into consideration the proposed use of a road on top of the dam. Any identified deficiencies shall be corrected prior to issuance of the development permit. A 50-foot permanent access and utility easement in gross shall be dedicated to the County in lieu of right of way for any roadway areas that are within the area of the dam as directed by staff prior to final acceptance of the plat. As a part of the easement, the developer and subsequent property owners shall be solely responsible for the inspection, maintenance, and repair of the dam as well as any road repair necessitated by dam maintenance and repair in perpetuity.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"
1279 Lakeview Rd.
LEGAL DESCRIPTION OF THE PROPERTY
OSC Section

ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 189, Gwinnett County, Georgia, located off of Lakeview Drive, as shown on the Exhibit titled "Rezoning Plan for LAKEVIEW ESTATES," prepared by Bullard Land Planning, Inc. Dated March 20, 2020 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the Land Lot corner of Land Lots 72, 73, 88, and 89; thence 1376.04' in a northeasterly direction along the Land Lot line common the Land Lot 88 and 89 to a ½" OTP, That represents the P.O.B. for the overall 50.587 acre property that is the parent parcel and also the TRUE POINT OF BEGINNING that the OCS parcel will be taken out of as a part of this rezoning application. From this point head North 59 degrees 14 minutes 22 seconds East a distance of 1243.08 feet to a ½" OTP; thence South 30 degrees 57 minutes 10 seconds East a distance of 779.97 feet to a point; Thence continue along that same line South 30 degrees 57 minutes 10 seconds East a distance of 728.88 feet to a 1" OTP; Thence South 30 degrees 57 minutes 10 seconds East a distance of 200.00 feet to an iron pin recently set by Adam and Lee Surveying, Gary L. Cooper RLS# 2606. Thence South 36 degrees 28 minutes 57 seconds West a distance of 362.83 feet to an ½" RB, Thence North 31 degrees 00 minutes 59 seconds West a distance of 145.94 feet to an ½" RB; Thence South 36 degrees 30 minutes 25 seconds West a distance of 379.28 feet to an iron pin recently set by Adam and Lee Surveying, Gary L. Cooper RLS# 2606 on the Northern right-of-way of Lakeview Drive (60'R/W); Thence continuing along said Lakeview Drive R/W North 76 degrees 44 minutes 11 seconds West a distance of 54.52 feet to an 1" OTP; Thence North 75 degrees 37 minutes 24 seconds West a distance of 123.87 feet to a point along the north of said R/W; Thence North 75 degrees 37 minutes 03 seconds West a distance of 162.80 feet to a point along the north of said R/W at the beginning of a curve to the left; said curve having a radius of 5763.32 feet, a length of 215.52 feet, subtended by a chord length of 215.51 feet bearing North 75 degrees 44 minutes 47 seconds West, Thence leaving said Lakeview Road R/W North 13 degrees 10 minutes 56 seconds West a distance of 191.39 feet to a point; Thence North 48 degrees 15 minutes 46 seconds West a distance of 238.41 to a point; Thence North 73 degrees 57 minutes 29 seconds West a distance of 416.49 to a point, Thence South 08 degrees 29 minutes 30 seconds West a distance of 106.53 feet to a point; Thence North 78 degrees 10 minutes 05 seconds East a distance of 62.16 feet to a point; Thence North 07 degrees 27 minutes 00 seconds West a distance of 129.42 feet to a point; Thence North 30 degrees 36 minutes 59 seconds East a distance of 167.03 feet to a point; Thence North 33 degrees 39 minutes 42 seconds West a distance of 434.27 to a point; Thence North 28 degrees 38 minutes 49 seconds East a distance of 200.40 feet to a point; WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 46.34 acres, more or less.

This description is taken from ALTA-SURVEY for Justin Brady by Adam and Lee Surveyors, dated December 2, 2016.

These surveys are referenced in the Warranty Deeds attached to this property.

RECEIVED BY

JUN 08 2020

RZR '20 027

Planning&Development

CASE NUMBER RZR2020-00028
GCID 2020-0754

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: AUGUST 25, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from TND to R-100 by JUSTIN BRADY 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 AUGUST 25, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 25th day of AUGUST 2020, that the aforesaid application to amend the Official Zoning Map from TND 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.
 - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single-story dwellings and 2,400 square feet for two-story dwellings.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a building permit for each lot.
 - B. All grassed areas shall be sodded.
 - C. All utilities shall be placed underground.

CASE NUMBER RZR2020-00028

GCID 2020-0754

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/11/20

ATTEST:

Diana K...
County Clerk/Deputy County Clerk

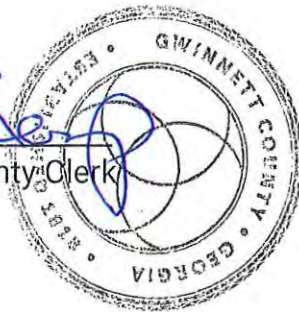


EXHIBIT "A"
1389 Lakeview Rd.
LEGAL DESCRIPTION OF THE PROPERTY
R-100 Section

ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 189, Gwinnett County, Georgia, located off of Lakeview Drive, as shown on the Exhibit titled "Rezoning Plan for LAKEVIEW ESTATES, " prepared by Bullard Land Planning, Inc. Dated March 20, 2020 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the Land Lot corner of Land Lots 72, 73, 88, and 89; thence 1376.04' in a northeasterly direction along the Land Lot line common the Land Lot 88 and 89 to a ½" OTP, That represents the P.O.B. for the overall 50.587 acre property that is the parent parcel that this rezoning parcel will be taken out of. From this point head South 28 degrees 38 minutes 49 seconds East a distance of 200.40 feet to a point; thence South 33 degrees 39 minutes 42 seconds East a distance of 434.27; Thence South 30 degrees 36 minutes 59 seconds West a distance of 167.03 feet to a point; Thence South 07 degrees 27 minutes 00 seconds West a distance of 129.42 feet to a point; Thence South 78 degrees 10 minutes 05 seconds West a distance of 62.16 feet to a point; that is the TRUE POINT OF BEGINNING for THE R-100 AREA that is being rezoned with this application. Thence North 08 degrees 29 minutes 30 seconds West a distance of 106.53 feet to a point; Thence South 73 degrees 57 minutes 29 seconds East a distance of 416.49 feet to a point; Thence South 48 degrees 15 minutes 56 seconds East a distance of 238.41 feet to a point; Thence South 13 degrees 10 minutes 56 seconds West a distance of 191.39 feet to a point that is on the northern R/w of Lakeview Road, Thence continuing along said R/W along a of a curve to the left; said curve having a radius of 5763.32 feet, a length of 337.15 feet, subtended by a chord length of 337.10 feet bearing North 78 degrees 29 minutes 37 seconds West, Thence North 82 degrees 41 minutes 06 seconds West a distance of 30.22 feet to a point; Thence North 80 degrees 50 minutes 49 seconds West a distance of 229.75 feet to a point; Thence North 08 degrees 29 minutes 30 seconds West a distance of 249.88 feet to a point that is the TRUE POINT OF BEGINNING for THE R-100 AREA that is being rezoned with this application. Said described tract containing 4.25 acres, more or less.

This description is taken from ALTA-SURVEY for Justin Brady by Adam and Lee Surveyors, dated December 2, 2016.

These surveys are referenced in the Warranty Deeds attached to this property.

RECEIVED BY

RZR '20028

JUN 08 2020

Planning&Development