

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

CASE NUMBER RZC2020-00017  
GCID 2020-0609

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75, C-1 & C-2 to C-1 by QUIKTRIP CORPORATION for the proposed use of CONVENIENCE STORE W/FUEL PUMPS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75, C-1 & C-2 to C-1 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.
- B. Buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco or EIFS may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
- C. Gasoline canopy support columns shall be brick or stacked stone matching the building exterior. The vertical façade panels of the canopy roof shall incorporate a continuous vertical change of plane (either projecting or recessed). The change of plane shall have a minimum offset of one inch and a minimum vertical height of six inches. The offset plane shall have a contrasting color.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot wide natural and enhanced buffer adjacent to all residentially-zoned properties. Buffer shall be enhanced where sparsely vegetated and include an eight-foot high wooden opaque privacy fence along the property line. Buffer and landscape plans shall be subject to review and approval by the Director of Planning and Development.
- B. Provide a ten-foot wide landscaped strip adjacent to all rights of way.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. 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 sign cabinet shall be fully surrounded by the same materials. Ground sign shall not exceed nine feet nine inches in height. Ground sign shall be allowed to be placed within five feet of the right of way.
- E. Wall and canopy signage shall not exceed the number and square footage as shown on the site plan and elevations submitted to the Board of Commissioners on September 22, 2020. Final approval of the Wall and Canopy signage shall be subject to the review and approval by the Director of Planning and Development.
- F. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
- G. Detention pond(s) shall be fenced with a black wrought iron style fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- H. Billboards or oversized signs shall be prohibited.
- I. Outdoor storage shall be prohibited.
- J. Except for Applicant's proprietary trucks (QT Distribution/QT Kitchen) and fuel deliveries, no vendor deliveries shall be scheduled prior to 6:00 a.m. or after 9:00 p.m. on any day. Idling of delivery vehicles shall be discouraged by posting a sign to this effect on the rear of the building to be constructed on Property.
- K. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- L. Outdoor loudspeakers shall be prohibited excluding fuel pump intercoms.
- M. 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.

- N. New utilities shall be placed underground.
  - O. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  - P. Peddlers and/or parking lot sales shall be prohibited.
  - Q. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - R. Interior driveway widths shall be a maximum of 58.5 feet and substantially in conformance with the submitted site plan. Final approval of driveway widths shall be subject to review and approval by the Director of Planning and Development.
  - S. A maximum of 49 parking spaces shall be permitted. Location of the parking spaces on the property shall be in conformance with the site plan submitted. Final approval of the parking plan shall be subject to the review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. Location of driveway on Hayes Drive shall be subject to the review and approval of the Gwinnett Department of Transportation.
  - B. Hayes Drive shall be upgraded with an additional 12-foot turn lane at the intersection of Jimmy Carter Boulevard substantially in conformance with the submitted site plan.
  - C. A coring report shall be provided for existing pavement on Hayes Drive. Existing pavement on Hayes Drive shall meet minimum pavement specification.
  - D. No more than one driveway shall be permitted on Joseph Way.

CASE NUMBER RZC2020-00017

GCID 2020-0609

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



OVERALL SURVEYED LEGAL DESCRIPTION

A parcel of land situated in Land Lot 195 in the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

Begin at a found Concrete Monument marking the intersection of the Southerly Right of Way of Joseph Way (60' R/W) and the Westerly Right of Way Jimmy Carter Boulevard (R/W Varies); thence run South 06 degrees 35 minutes 27 seconds East along the Westerly Right of Way of Jimmy Carter Boulevard for a distance of 200.27 feet to a found 1/4 inch rebar; thence continue along the last described course and said Right of Way for a distance of 194.12 feet to a set 5/8 inch capped rebar, said point lying at the intersection of the Westerly Right of Way Jimmy Carter Boulevard and the Northerly Right of Way of Hayes Drive (60' R/W), said point lying on a non-tangent curve to the left, said curve having a radius of 573.00 feet, a central angle of 10 degrees 53 minutes 04 seconds, a chord bearing of South 72 degrees 58 minutes 04 seconds West, and a chord distance of 108.69 feet; thence leaving the Westerly Right of Way of Jimmy Carter Boulevard, run along said curve and the Northerly Right of Way of Hayes Road for a distance of 108.85 feet to a found 1/2 inch rebar, said point lying on a tangent curve to the left, said curve having a radius of 573.00 feet, a central angle of 06 degrees 09 minutes 23 seconds, a chord bearing of South 64 degrees 26 minutes 50 seconds West, and a chord distance of 61.54 feet; thence run along the arc of said curve and said Right of Way for a distance of 61.57 feet to a set 5/8 inch capped rebar; thence run South 61 degrees 22 minutes 09 seconds West along said Right of Way for a distance of 18.45 feet to a found 1/2 inch rebar, said point marking the Southeast Corner of Lot 3, Glenbrook Forest Unit 1, as recorded in Plat Book K, Page 199 in the Gwinnett County Clerk of Circuit Court Office; thence leaving said Right of Way run North 28 degrees 31 minutes 56 seconds West for a distance of 149.91 feet to a found 1/2 inch rebar marking the Northeast corner of Lot 3 said Glenbrook Forest Unit 1; thence run South 61 degrees 30 minutes 16 seconds West along the Northerly Line of Lots 3-4 of said Glenbrook Forest Unit 1, for a distance of 169.76 feet to a found 1/2 inch rebar marking the Northwest corner of said Lot 4 of Glenbrook Forest Unit 1, said point also marking the Southeast corner of Glenbrook Forest Unit 4 as recorded in Plat Book P, Page 170 in the Gwinnett County Clerk of Circuit Court Office ; thence leaving said North line run North 06 degrees 22 minutes 29 seconds West along the East line of said Glenbrook Forest Unit 4 for a distance of 124.87 feet to a found 1/4 inch rebar; thence run North 06 degrees 32 minutes 24 seconds West along said East line for a distance of 227.10 feet to a found 1/4 inch rebar, said point marking the Northeast corner of said Glenbrook Forest Unit 4, said point also lying on the South Right of Way of the aforementioned Joseph Way; thence run North 84 degrees 50 minutes 20 seconds East for a distance of 10.17 feet to a set 5/8 inch capped rebar, said point lying on a curve to the left, said curve having a radius of 290.44 feet, a central angle of 12 degrees 47 minutes 57 seconds, a chord bearing of North 78 degrees 26 minutes 21 seconds East, and a chord distance of 64.75 feet to a set 5/8 inch capped rebar; thence run along the arc of said curve and said Right of Way for a distance of 64.88 feet to a set 5/8 inch capped rebar, said point lying on a curve to the right, said curve having a radius of 219.11 feet, a central angle of 10 degrees 34 minutes 58 seconds, a chord bearing of North 77 degrees 19 minutes 52 seconds East, and a chord distance of 40.41 feet; thence run along the arc of said curve and said Right of Way for a distance of 40.47 feet to a set 5/8 inch capped rebar; thence run North 82 degrees 37 minutes 21 seconds East along said Right of Way for a distance of 68.88 feet to a found 1/4 inch rebar; thence run North 82 degrees 39 minutes 43 seconds East along said Right of Way for a distance of 211.33 feet to the POINT OF BEGINNING. Said parcel contains 146,709.28 Square Feet or 3.368 Acres.

RECEIVED BY

RZC '20017

MAY 01 2020

Planning&Development

CASE NUMBER RZM2020-00013  
GCID 2020-0357

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to RM-13 by WOOD PARTNERS, LLC for the proposed use of APARTMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to RM-13 is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Legal Description

Tract 1A and Tract 2 - 23.9692 Acres

Proposed Zoning – RM-13

All that tract or parcel of land lying in Land Lot 82 of the 5th District of Gwinnett County, Georgia shown as Tracts 1A & 2 on the ALTA/NSPS Land Title Survey for WP South Acquisitions L.L.C. and First American Title Insurance Company containing 23.9692 acres as prepared by McNally & Patrick, Inc, dated January 31, 2020, bearing the seal of Lloyd C. McNally, Jr. Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an iron pin set on the northerly variable width right of way (80.0' from centerline) of Lawrenceville Highway (U.S. Hwy No. 29 / Georgia Highway No. 8) at a mitered right of way corner at the intersection with the easterly variable width right of way of Lawrenceville - Suwanee Road, thence along mitered right of way corner of latter mentioned roadway N34°28'40"W for a distance of 46.07' to an iron pin set on the easterly right of way of Lawrenceville - Suwanee Road (60.0' from centerline); thence northeasterly following a curve to the right an arc distance of 198.00' (said arc having a radius of 5964.099' and being subtended by a chord of N10°10'45"E for 198.00') to a point; thence continuing northeasterly along said right of way following a curve to the right an arc distance of 804.36' (said arc having a radius of 656.17' and being subtended by a chord of N46°14'53"E for 754.94') to a point; thence along said right of way N81°21'57"E for a distance of 328.72' to a point; thence northeasterly along said right of way following a curve to the left an arc distance of 434.26' ( said arc having a radius of 1969.86' and being subtended by a chord of N75°03'01"E for 433.38') to a 1/2" r-bar found on the southeasterly right of way of Lawrenceville - Suwanee Road (60.0' from centerline) ; thence leaving said right of way S06°01'07"E for a distance of 947.92' along the southwesterly line of property now or formerly owned by the Gwinnett County Board of Education to an iron pin set on the Northerly variable width right of way (65.0' from centerline ) of Lawrenceville Highway (U.S. Hwy No. 29 / Ga. Hwy No. 8); thence southwesterly along said right of way following a curve to the left an arc distance of 235.80' ( said arc having a radius of 3884.72' and being subtended by a chord of S88°37'21"W for 235.76') to a point; thence along said right of way S86°53'01"W for a distance of 556.49' to a point; thence westerly along said right of way following a curve to the right an arc distance of 221.55' (said arc having a radius of 1367.394' and being subtended by a chord of N88°28'29"W for 221.31') to an iron pin set on said sight of way (65' from centerline); thence continuing N06°10'01"E for a distance of 15.00' to an iron pin set on the right of way of said roadway now 80.0' from centerline; thence along said right of way N83°49'59"W for a distance of 388.59' to the iron pin set at the mitered right of way corner at the intersection with the easterly variable width right of way Lawrenceville Suwanee Road at the Point of Beginning

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FEB 10 2020

RZM '20 013

Planning&Development

CASE NUMBER RZM2020-00019  
GCID 2020-0614

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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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 MH & R-100 to R-TH by GA TWENTY TRAILER, LLC for the proposed use of TOWNHOUSES (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from MH & R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed a maximum of 40 units.
- B. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum 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. Provide a 50-foot wide landscaped setback along Buford Drive from the project entrance to the southerly property line adjacent to parcel number R7028 009. The Buford Drive frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.

- C. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- E. All grassed areas shall be sodded.
- F. All utilities shall be placed underground.
- G. Stormwater facilities may be located within any required landscape setback or landscape strip in general accordance with the site plan submitted at the July 7, 2020, Planning Commission public hearing.
- H. Detention pond(s) shall be fenced with a black wrought iron fence a minimum of four feet in height and shall be incorporated into the landscaping of the 50-foot setback. Final landscape plan shall be subject to review and approval of the Director of Planning and Development.
- I. Provide a 30-foot wide natural undisturbed buffer along the property boundary line where adjacent to residentially zoned properties, except in the location of the drainage easement as depicted on the site plan presented at the July 7, 2020, Planning Commission public hearing.
- J. In addition to the standard parking requirement, eight guest parking spaces shall be provided and located in a separate parking lot or in parallel parking spaces located outside of the travel lane of interior roads.
- K. No more than ten percent of the total units may be leased by property owners at any one time.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 28 of the 7<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at a concrete monument found at the southeasternmost mitered intersection of the southern right-of-way of Rivershyre Parkway, and the southwestern right-of-way of Buford Drive, aka State Route 20;

THENCE along the right-of-way of Buford Drive, South 43 degrees 19 minutes 47 seconds East a distance of 130.23 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING;

THENCE continuing along the right-of-way of Buford Drive for five (5) calls:

South 43 degrees 19 minutes 47 seconds East a distance of 136.78 feet to a point;

THENCE South 52 degrees 14 minutes 11 seconds West a distance of 28.67 feet to a point;

THENCE South 37 degrees 05 minutes 19 seconds East a distance of 42.64 feet to a point;

THENCE North 53 degrees 35 minutes 11 seconds East a distance of 33.35 feet to a point;

THENCE along a curve to the right for an arc length of 321.98 feet, having a radius of 1219.70 feet, being subtended by a chord bearing South 35 degrees 15 minutes 22 seconds East a distance of 321.05 feet to a 1/2" rebar found;

THENCE leaving said right-of-way of Buford Drive, South 68 degrees 11 minutes 10 seconds West a distance of 234.94 feet to a 1" open top pipe found;

THENCE South 10 degrees 26 minutes 19 seconds East a distance of 68.41 feet to a 1/2" rebar found;

THENCE North 83 degrees 35 minutes 00 seconds West a distance of 226.62 feet to a 1/2" rebar found;

THENCE South 82 degrees 13 minutes 42 seconds West a distance of 118.74 feet to a 1/2" rebar found;

THENCE North 64 degrees 38 minutes 37 seconds West a distance of 149.11 feet to a 28" Pine Tree;

THENCE North 44 degrees 47 minutes 15 seconds West a distance of 74.22 feet to a point;

THENCE North 31 degrees 05 minutes 49 seconds West a distance of 154.38 feet to a 1/2" rebar found;

THENCE North 60 degrees 11 minutes 54 seconds East a distance of 583.83 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING.

The above described tract contains 6.038 acres more or less.

**RECEIVED BY**

**APR 30 2020**

**Planning&Development**

**RZM '20019**

CASE NUMBER RZR2020-00012  
GCID 2020-0358

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-60 by ACTION TECHNOLOGY SOLUTIONS, LLC 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 SEPTEMBER 22, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-60 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one-story homes and 2,400 square feet for two-story homes.
  - C. Homes shall be constructed with front facades of primarily brick or stacked stone, or as craftsman-style. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
  - E. Exterior lots having a shared boundary line with adjacent residentially zoned properties shall have minimum lot width of 75 feet.
2. To satisfy the following site development considerations:
  - A. No direct lot access shall be allowed to Doc Hughes Road. Maintain a 40-foot building setback along Doc Hughes Road.
  - B. The Doc Hughes Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association. No trees, which will exceed 20 feet at maturity, may be used where overhead utilities are present. Landscape plans shall be subject to review and approval of the Director of Planning and Development.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas on building lots shall be sodded.
- E. Underground utilities shall be provided throughout the development.
- F. Stormwater detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- G. Construct a six-foot high privacy fence along the entire northwest and southeast property lines. Fencing shall be maintained by the Homeowner's Association.
- H. In addition to the privacy fence along the entire northwest and southeast property lines, plant a staggered row of evergreens ten-foot on center and six-foot high minimum at time of planting. Plantings shall be maintained by the Homeowner's Association.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-9-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Georgia Militia District Duncan 1749 of Gwinnett county, Georgia and being more particularly described as follows;

To find THE TRUE POINT OF BEGINNING, begin at Southeasterly right of way of Sardis Church Road and the Northeasterly right of way of Doc Hughes Road, Thence in a Southeasterly direction along the Northeasterly right of way of Doc Hughes Road a total distance of 608 feet to a 1/2 inch rebar found on the Northeasterly right of way of Doc Hughes Road, said point being THE TRUE POINT OF BEGINNING;

Thence North 63 degrees 50 minutes 19 seconds East a distance of 419.94 feet to a point to a 5/8 inch rebar found, leaving aforesaid right of way;

Thence North 63 degrees 50 minutes 20 seconds East a distance of 199.96 feet to a point to a 1/2 inch rebar found;

Thence North 63 degrees 47 minutes 33 seconds East a distance of 229.10 feet to a point to a 1/2 inch rebar found;

Thence South 46 degrees 21 minutes 16 seconds East a distance of 902.22 feet to a point to a point;

Thence South 68 degrees 22 minutes 39 seconds West a distance of 194.87 feet to a point to a 1/2 inch rebar found;

Thence South 58 degrees 04 minutes 23 seconds West a distance of 222.06 feet to a point to a 1/2 inch rebar found;

Thence South 52 degrees 13 minutes 53 seconds West a distance of 196.88 feet to a point to a 1/2 inch rebar found on the Northeasterly right of way of Doc Huges Road;

Thence along the Northeasterly right of way of Doc Huges Road the following (3) courses and distances,

Thence with a curve turning to the left with an arc length of 51.78 feet, a radius of 729.67 feet, a chord bearing of North 53 degrees 22 minutes 03 seconds West, a chord length of 51.77 feet to a point;

Thence North 57 degrees 49 minutes 15 seconds West a distance of 498.71 feet to a point to a point;

Thence North 58 degrees 26 minutes 46 seconds West a distance of 499.82 feet to a point to a 1/2 inch rebar found, Said point being THE TRUE POINT OF BEGINNING.

Said Parcel having an area of 628,835.77 Square Feet, 14.436 Acres

RZR 20012  
RECEIVED BY

FEB 07 2020

Planning&Development

CASE NUMBER RZR2020-00022  
GCID 2020-0619

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to TND by CORRIDOR DEVELOPMENT INC. 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 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 detached dwellings and accessory uses and structures with the following limitations.
- B. Approval is based on the site plan (with noted Variances) prepared by Alliance Engineering and Planning and dated August 17, 2020.
  - i. No less than 3 of the lots may be categorized as "mid-size lots" per TND standards.
  - ii. No less than 46 of the lots may be categorized as "small-size lots" per TND standards.
  - iii. No more than 126 of the lots may be categorized as townhomes per TND standards.
- C. All single-family detached and attached home shall be constructed with front facades with a mixture of fiber-cement siding, brick or stone with a minimum two-foot high brick or stone water table. The sides and rear may be the same or all concrete siding.
- D. The minimum heated floor area per dwelling unit shall be as follows:
  - i. Townhomes: 1,800 square feet
  - ii. Small lot dwellings: 2,000 square feet
  - iii. All other dwellings: 2,200 square feet
- E. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. Provide a 20-foot wide natural undisturbed buffer adjacent to Interstate 85, which may be included within the bounds of the lot. Buffers shall be enhanced where sparsely vegetated and may be graded and replanted with the approval of the Director of Planning and Development.
- B. Maintain a 50-foot building setback along the Interstate 85 frontage.
- C. No direct lot access shall be allowed onto Old Flowery Branch Road. A six-foot high solid wood fence is to be installed along the entire frontage of Old Flowery Branch Road along with vegetative screening. Fence to be owned and maintained by the mandatory HOA. No pedestrian or vehicle traffic is allowed onto Old Flowery Branch Road.
- D. Underground utilities shall be provided throughout the development.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. All grassed areas on dwelling lots shall be sodded.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Duncan's G.M.D. No. 1749, Gwinnett County, Georgia, said tract being more particularly described as follows.

BEGINNING at a point marked by an iron pin set located on the southwesterly right of way line of Old Flowery Branch Road (60 foot right of way), said point being located 707.9 feet in a generally northwesterly direction along said right of way line of Old Flowery Branch Road from its intersection with the Westerly right of way line of Interstate Highway No. 85 (300 foot right of way), and leaving said right of way line, run thence South 28 degrees 41 minutes 16 seconds East a distance of 162.16 feet to a point, run thence South 26 degrees 12 minutes 58 seconds East a distance of 140.64 feet to a point, run thence along said right of way line of Old Flowery Branch Road an arc distance of 198.61 feet to a point, said arc having a radius of 640.00 feet and being subtended by a chord bearing and distance of South 35 degrees 06 minutes 23 seconds East a distance of 197.81 feet, run thence South 43 degrees 59 minutes 47 seconds East a distance of 212.51 feet to a point marked by an iron pin set, run thence along the right of way line of Interstate Highway No.85 South 69 degrees 56 minutes 04 seconds West a distance of 355.58 feet to a point, continuing along said right of way line run thence South 69 degrees 24 minutes 53 seconds West a distance of 575.23 feet to a point, continuing along said right of way line run thence South 69 degrees 01 minutes 08 seconds West a distance of 429.74 feet to a point, leaving said right of way line of Interstate Highway No.85 run thence North 35 degrees 19 minutes 25 seconds West a distance of 649.44 feet to a point, run thence North 53 degrees 52 minutes 08 seconds East a distance of 446.04 feet to a point, run thence North 54 degrees, 57 minutes 26 seconds East a distance of 314.11 feet to a point, run thence North 54 degrees, 38 minutes, 39 seconds East a distance of 614.39 feet to a point, run thence along the right of way line of Old Flowery Branch Road an arc distance of 138.89 feet to a point, said arc having a radius of 452.31 feet and being subtended by a chord bearing and distance of South 22 degrees 38 minutes 15 seconds East, continuing along said right of way line run thence South 28 degrees 34 minutes 43 seconds East a distance of 159.20 feet to a point, said point being the TRUE PLACE OR POINT OF BEGINNING.

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Planning & Development

RZR 20022

CASE NUMBER CIC2020-00024  
GCID 2020-0836

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: SEPTEMBER 22, 2020

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	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 LENORA VENTURES, LLC to Change the Conditions of Zoning on a tract of land zoned R-100 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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



of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures.
  - B. The property shall be developed substantially similar to the site plan prepared by Precision Planning, Inc. and submitted to the Department of Planning and Development on July 2, 2020.
  - C. The minimum heated floor area per dwelling shall be 2,600 square feet.
  - D. Homes shall be constructed with façades of primarily brick or stacked stone on three sides. The balance of the home may be the same, or of fiber-cement siding or shake.
  - E. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. The developer shall establish a mandatory property owners' association with by-laws, which shall include the following:
    - a. Automatic mandatory membership of all purchasers of lots therein and their successors.
    - b. Equitable sharing of the cost of maintenance of shared drive and any other shared improvements with shares defined by the association by-laws.
    - c. Authority to place liens on the real property of members who fail to pay their dues and assessments.

- B. A shared interior drive shall be constructed within a minimum 30-foot wide easement to be owned and maintained by the property owners' association and developed in accordance with the following standards:
  - a. The minimum pavement width shall be 18 feet with no curb and gutter.
  - b. The driveway pavement composition shall be in accordance with the standard for local streets per the Unified Development Ordinance.
- C. Front setbacks shall be measured from the edge of the private street easement. The lot width at the front setback and road frontage shall be reduced to zero feet for the lots as shown on the site plan.
- D. Water and sanitary sewer mains, if any, shall be located within an easement in accordance with the Gwinnett County Department of Water Resources standard requirements for operation of public facilities within a private community.
- E. All grassed areas on building lots shall be sodded.
- F. Underground utilities shall be provided throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION  
LENORA VENTURES, LLC**

Planning&amp;Development

All that tract or parcel of land lying and being in Land Lot 64 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at PK Nail Set at the intersection formed by the Westerly Right-of-Way of Pate Road (80' R/W) and the Northerly Right-of-Way of Lenora Road (30' R/W), said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along the aforesaid Right-of-Way of Lenora Road in a Westerly direction for the following nine (9) courses and distances along a curve to the left having a radius of 5149.31 feet and arc length of 115.62 feet being subtended by a chord of South 64 degrees 59 minutes 04 seconds West for a distance of 115.62 feet to a Point; THENCE South 61 degrees 49 minutes 56 seconds West for a distance of 91.49 feet to a Point; THENCE South 62 degrees 15 minutes 32 seconds West for a distance of 97.76 feet to a Point; THENCE along a curve to the right having a radius of 902.03 feet and arc length of 194.82 feet being subtended by a chord of South 69 degrees 18 minutes 12 seconds West for a distance of 194.44 feet to a Point; THENCE along a curve to the right having a radius of 7553.08 feet and arc length of 255.59 feet being subtended by a chord of South 75 degrees 46 minutes 35 seconds West for a distance of 255.58 feet to a Point; THENCE along a curve to the right having a radius of 843.16 feet and arc length of 78.96 feet being subtended by a chord of South 78 degrees 46 minutes 14 seconds West for a distance of 78.93 feet to a Point; THENCE along a curve to the left having a radius of 2065.89 feet and arc length of 137.36 feet being subtended by a chord of South 81 degrees 03 minutes 26 seconds West for a distance of 137.33 feet to a Point; THENCE along a curve to the left having a radius of 5843.08 feet and arc length of 358.94 feet being subtended by a chord of South 77 degrees 05 minutes 00 seconds West for a distance of 358.88 feet to a Point; THENCE South 74 degrees 29 minutes 03 seconds West for a distance of 297.64 feet to a Point on the Land Lot Line common to Land Lots 63 & 63; THENCE leaving said Right-of-Way and continuing along said Land Lot Line North 29 degrees 43 minutes 31 seconds West for a distance of 718.07 feet to a ½" Rebar Found; THENCE leaving said Land Lot Line North 60 degrees 38 minutes 42 seconds East for a distance of 1412.33 feet to a ½" OTP Found on the aforesaid Right-of-Way of Pate Road; THENCE continuing along said Right-of-Way the following three (3) courses and distances along a curve to the left having a radius of 4299.96 feet and arc length of 237.06 feet being subtended by a chord of South 35 degrees 53 minutes 26 seconds East for a distance of 237.03 feet to a Point; THENCE South 36 degrees 22 minutes 17 seconds East for a distance of 127.91 feet to a Point; THENCE South 37 degrees 21 minutes 28 seconds East for a distance of 129.84 feet to a ½" Rebar Found (Disturbed); THENCE leaving said Right-of-Way South 63 degrees 57 minutes 42 seconds West for a distance of 223.40 feet to a ½" RBF with HMB Cap; THENCE South 39 degrees 00 minutes 04 seconds East for a distance of 200.20 feet to a ½" RBF with HMB Cap; THENCE North 63 degrees 52 minutes 56 seconds East for a distance of 223.35 feet to an Iron Pin Set on the aforesaid Right-of-Way of Pate Road; THENCE continuing along said Right-of-Way the following three (3) courses and distances South 39 degrees 57 minutes 46 seconds East for a distance of

46.26 feet to a Point; THENCE along a curve to the left having a radius of 7889.43 feet and arc length of 185.03 feet being subtended by a chord of South 39 degrees 42 minutes 53 seconds East for a distance of 185.03 feet to a Point; THENCE along a curve to the left having a radius of 1894.11 feet and arc length of 161.37 feet being subtended by a chord of South 42 degrees 29 minutes 54 seconds East for a distance of 161.32 feet to a Point; said point being **THE POINT OF BEGINNING**,

And

All that tract or parcel of land lying and being in Land Lot 64 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a ½" Rebar Found at the Land Lot Corner common to Land Lots 33, 64 and 274, said point being **THE TRUE POINT OF BEGINNING**. THENCE from said point as thus established, leaving said Land Lot Corner and continuing along aforesaid Land Lot Line North 29 degrees 49 minutes 59 seconds West for a distance of 321.97 feet to a ½" Rebar Found with Cap on the Southerly Right-of-Way of Lenora Road (30' R/W); THENCE continuing along said Right-of-Way the following three (3) courses and distances North 74 degrees 29 minutes 03 seconds East for a distance of 290.50 feet to a Point; THENCE along a curve to the right having a radius of 5813.08 feet and arc length of 356.79 feet being subtended by a chord of North 77 degrees 05 minutes 02 seconds East for a distance of 356.74 feet to a Point; THENCE along a curve to the right having a radius of 2035.89 feet and arc length of 121.95 feet being subtended by a chord of North 80 degrees 52 minutes 15 seconds East for a distance of 121.93 feet to a ½" Rebar Found on the Westerly Right-of-Way of Gresham Road (60' R/W); THENCE continuing along said Right-of-Way South 12 degrees 43 minutes 58 seconds East for a distance of 107.14 feet to a ½" Rebar Found (Disturbed) on Land Lot common to Land Lots 64 & 274; THENCE leaving said Right-of-Way and continuing along said Land Lot Line South 60 degrees 06 minutes 04 seconds West for a distance of 705.33 feet to a Point, said point being **THE POINT OF BEGINNING**.

And

All that tract or parcel of land lying and being in Land Lot 64 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF COMMENCEMENT**, begin at a ½" Rebar Found at the Land Lot Corner common to Land Lots 33, 64 and 274, THENCE North 60 degrees 06 minutes 04 seconds East for a distance of 705.33 feet to a ½" Rebar Found (Disturbed) on the Westerly Right-of-Way of Gresham Road (60' R/W); THENCE crossing Gresham Road North 60 degrees 54 minutes 52 seconds East for a distance of 62.53 feet to a point on the Easterly Right-of-Way of Gresham Road, said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along aforesaid Right-of-Way of Gresham Road North 12 degrees 36 minutes 22 seconds West for a distance of 86.08 feet to

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a ½" Rebar with Cap Found on the Southerly Right-of-Way of Lenora Road (30' R/W); THENCE continuing along said Right-of-Way the following three (3) courses and distances along a curve to the left having a radius of 873.16 feet and arc length of 35.60 feet being subtended by a chord of North 77 degrees 16 minutes 02 seconds East for a distance of 35.60 feet to a Point; thence with a compound curve to the left having a radius of 7583.08 feet and arc length of 256.26 feet being subtended by a chord of North 75 degrees 46 minutes 35 seconds East for a distance of 256.25 feet to a Point; thence with a compound curve to the left having a radius of 932.03 feet and arc length of 14.09 feet being subtended by a chord of North 75 degrees 02 minutes 47 seconds East for a distance of 14.09 feet to a Point; THENCE leaving said Right-of-Way South 15 degrees 28 minutes 24 seconds East for a distance of 3.45 feet to a Point on Land Lot Line common to Land Lots 64 & 273; THENCE continuing along said Land Lot Line South 60 degrees 54 minutes 50 seconds West for a distance of 319.10 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said tracts containing 34.293 acres total as shown on that Rezoning Site Plan prepared for Lenora Ventures, LLC, dated June 19, 2020 by Donald Edward James Georgia Registered Land Surveyor No. 3450, said plat being incorporated herein by reference for a complete description thereof.

g:\legals\2020\20058-lenora ventures\exemption plat.docx

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**CIC '20 024**

**Planning & Development**

CASE NUMBER SUP2020-00043  
GCID 2020-0826

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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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 LILIANA DIAZ for the proposed use of AUTOMOBILE SALES & REPAIR SHOP (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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. To allow an automobile repair shop and automobile sales facility as a special use.
  - B. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area.
  - C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automobile parts, junked vehicles, etc.) shall be prohibited.
  - D. All new buildings and modifications/additions to existing buildings shall be limited to one story and constructed of brick and/or stacked stone, subject to the review and approval of the Director of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot landscaped strip along the right of way.
  - B. Provide a five-foot landscaped strip along the north side of the property line.

- C. Commercial ground signage shall be limited to a single 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 six-feet in height.
- D. Commercial 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.
- E. Commercial window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Allow inter-parcel access and easements for future development.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- H. Billboards or oversized signs shall be prohibited.
- I. Outdoor loudspeakers shall be prohibited.
- J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- L. Peddlers shall be prohibited.
- M. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.



CASE NUMBER SUP2020-00043  
GCID 2020-0826

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## Legal Description

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE  
N 03°27'26" E A DISTANCE OF 303.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID RIGHT OF WAY N 08°27'45"W A DISTANCE OF 46.01 TO A POINT;  
THENCE LEAVING SAID RIGHT OF WAY N 59°31'23"E A DISTANCE OF 208.64 FEET TO A POINT;  
THENCE S 14°25'39"E A DISTANCE OF 100.10 FEET TO A PK NAIL SET;  
THENCE S 74°38'22"W A DISTANCE OF 205.32 FEET TO A PK NAIL SET ON THE RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING

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Planning&Development

SUP 20043

CASE NUMBER SUP2020-00047  
GCID 2020-0828

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 2020

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	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 MM PARKER COURT ASSOCIATES, LLC for the proposed use of PET BOARDING (KENNEL) WITH OUTDOOR DOG RUNS 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial uses, which may include a pet boarding (kennel) facility with outdoor runs as a special use.
2. Animal sleeping quarters shall be located indoors.
3. Site shall be limited to one outdoor run. Said run shall be located at the rear (north side) of the building.
4. Pets shall not be placed in the outdoor facilities between the hours of 5:00 p.m. and 8:00 a.m. No more than five pets shall be located in the outdoor facilities at one time and shall be monitored by an employee at all times. Any unruly dogs shall be relocated inside. These outdoor facilities shall be set back a minimum of 50 feet from adjacent residentially zoned properties and the run shall be surrounded by a form of opaque screening. Pet waste shall be disposed of according to health code and the tenant shall make all necessary precautions to make sure no odors emit from the property.
5. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights-of-way.
6. Maintain the required 25-foot wide natural undisturbed buffer adjacent to the west property line.
7. Dumpsters shall be screened by 100% opaque brick or stacked stone wall with an opaque metal gate closure.

8. The Special Use Permit shall be valid for an 18-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: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION**  
**Parker Court - Lot 5**

All that tract or parcel of land lying and being in Land Lot 62 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at the corner common to Land Lots 61, 62, 75, and 76, **THENCE** running along the southwesterly line of Land Lot 62 in an southeasterly direction a distance of 615.12 feet to a 1/2" rebar found; **THENCE** continuing along said Land Lot Line South 30 degrees 11 minutes 12 seconds East a distance of 351.68 feet to a 1/2" rebar found; said point being the **TRUE POINT OF BEGINNING**.

**THENCE** leaving said Land Lot Line North 59 degrees 49 minutes 00 seconds East a distance of 203.15 feet to an iron pin set; **THENCE** South 30 degrees 11 minutes 00 seconds East a distance of 224.98 feet to an iron pin set on the northwesterly R/W line of Parker Court (60' R/W); **THENCE** running along said R/W line along a curve to the left having a radius of 60.00 feet and a length of 35.52 feet, said curve having a chord bearing of South 12 degrees 51 minutes 32 seconds West and a chord distance of 35.00 feet to a nail set; **THENCE** leaving said R/W line South 85 degrees 54 minutes 04 seconds West a distance of 20.00 feet to an iron pin set; **THENCE** South 59 degrees 48 minutes 48 seconds West a distance of 161.28 feet to an iron pin set on the southwesterly line of Land Lot 62; **THENCE** running along said Land Lot Line North 30 degrees 11 minutes 12 seconds West a distance of 241.78 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 49,036 square feet or 1.126 acres.

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Planning&Development

SUP 20 047

CASE NUMBER SUP2020-00049  
GCID 2020-0829

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 2020

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	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 JUSTIN ENGLERT for the proposed use of ACCESSORY STRUCTURE EXCEEDING CUMULATIVE TOTAL OF 1,000 SQUARE FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Accessory structure design and construction shall be in accordance with the submitted elevation by Legacy Designs. Location shall be in accordance with the submitted site plan.
2. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel or dirt floors are prohibited.
3. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.
4. The accessory building shall not be used in the conduct of a commercial business or home occupation.
5. No provisions for kitchens or human habitation shall be permitted in the building.



CASE NUMBER SUP2020-00049  
GCID 2020-0829

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 338, OF THE 7TH DISTRICT, 1ST SECTION, OF GWINNETT COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND ON THE COMMON LAND LOT LINE OF LAND LOTS 338 AND 348, THENCE SOUTH 30 DEGREES 36 MINUTES 44 SECONDS EAST A DISTANCE OF 719.54 FEET TO A IPF#5RB; THENCE SOUTH 71 DEGREES 16 MINUTES 04 SECONDS WEST A DISTANCE OF 350.00 FEET TO A POINT; THENCE SOUTH 11 DEGREES 13 MINUTES 04 SECONDS WEST A DISTANCE OF 68.19 FEET TO A POINT; THENCE SOUTH 84 DEGREES 46 MINUTES 04 SECONDS WEST A DISTANCE OF 64.19 FEET TO A POINT; THENCE SOUTH 68 DEGREES 04 MINUTES 04 SECONDS WEST A DISTANCE OF 149.15 FEET TO A POINT; THENCE NORTH 82 DEGREES 43 MINUTES 56 SECONDS WEST A DISTANCE OF 159.27 FEET TO A POINT; THENCE NORTH 03 DEGREES 52 MINUTES 04 SECONDS EAST A DISTANCE OF 28.55 FEET TO A POINT; THENCE NORTH 38 DEGREES 44 MINUTES 04 SECONDS EAST A DISTANCE OF 41.78 FEET TO A POINT; THENCE NORTH 10 DEGREES 59 MINUTES 04 SECONDS EAST A DISTANCE OF 83.18 FEET TO A POINT; THENCE NORTH 18 DEGREES 19 MINUTES 56 SECONDS WEST A DISTANCE OF 62.92 FEET TO A POINT; THENCE NORTH 11 DEGREES 28 MINUTES 04 SECONDS EAST A DISTANCE OF 110.38 FEET TO A POINT; THENCE NORTH 10 DEGREES 00 MINUTES 04 SECONDS EAST A DISTANCE OF 78.95 FEET TO A POINT; THENCE NORTH 25 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 73.52 FEET TO A POINT; THENCE NORTH 41 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 31.56 FEET TO A POINT; THENCE NORTH 34 DEGREES 43 MINUTES 34 SECONDS EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 34 DEGREES 44 MINUTES 04 SECONDS EAST A DISTANCE OF 26.68 FEET TO A POINT; THENCE NORTH 51 DEGREES 59 MINUTES 56 SECONDS WEST A DISTANCE OF 88.99 FEET TO A POINT; THENCE NORTH 04 DEGREES 57 MINUTES 56 SECONDS WEST A DISTANCE OF 103.42 FEET TO A POINT; THENCE NORTH 60 DEGREES 04 MINUTES 04 SECONDS EAST A DISTANCE OF 315.00 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING,

CONVEYANCE IS MADE TOGETHER WITH AND SUBJECT TO THAT CERTAIN PERPETUAL EASEMENT FOR INGRESS AND EGRESS IN DEED BOOK 30832, PAGE 79, GWINNETT COUNTY RECORDS.

SAID TRACT OR PARCEL OF LAND CONTAINING 8.022 ACRES OR 349,456.039 SQUARE FEET.

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SUP '20 049

CASE NUMBER SUP2020-00044  
GCID 2020-0837

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 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	Out of Room
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. KU, which carried 4-0, 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 MARTHA E. CHACON for the proposed use of FAMILY PERSONAL CARE HOME (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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a State licensed Family Personal Care Home, providing a residence and care for up to a maximum of eight individuals (clients) residing in the home.
2. Exterior signage advertising the facility shall be prohibited.
3. Prior to commencing the business, obtain all necessary permits to bring the dwelling and property up to code for the intended occupancy.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

582 ROCKBRIDGE ROAD S.W. LILBURN, GEORGIA 30047

All that certain piece, parcel or lot of land lying and being in Land Lot 114 of the 6th District Gwinnett County, Georgia and being Lot 14 Survey for C.B. Whitmire recorded in Plat Book 296-B and more fully shown and designated on Boundary Survey for Marisol Angelini, dated 05/21/18 prepared by LRS Surveying (project 18-055) and having the following metes and bounds to wit.

Commencing at the centerline intersection of Rockbridge Road at Lilburn Stone Mountain Road, thence S 15°11'14" E 475.81' to a point on the Northern Right of Way of Rockbridge Road (R/W varies) and being the Point of Beginning

thence turning and continuing along the Northern Right of Way of Rockbridge Road (R/W varies ) NORTH 21 DEGREES 25 MINUTES 30 SECONDS WEST a distance of 100.15' to a #5 rebar found;

thence turning and leaving said right of way and continuing along the line of N/F Smith (Deed Book 127 Page 204) NORTH 70 DEGREES 44 MINUTES 21 SECONDS EAST a distance of 512.49' to a #4 rebar found;

thence turning and continuing along the line of The Arbors, Block A (Plat Book 6 Page 263) SOUTH 25 DEGREES 01 MINUTES 20 SECONDS EAST a distance of 100.00';

thence turning and continuing along the line of N/F Shew (Deed Book 30862 page 102) SOUTH 70 DEGREES 40 MINUTES 23 SECONDS WEST a distance of 518.75' to the point of beginning and having an area of 1.181 acres (51,458 sq.ft.)

SUP 20 0 4 4

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JUN 23 2020

Planning&Development

CASE NUMBER SUP2020-00050  
GCID 2020-0840

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: SEPTEMBER 22, 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 EDUARDO CASTILLO PERAITA 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 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. No inoperable vehicles shall be stored on the property for longer than fourteen days. Outdoor storage of automotive parts or tires shall also be prohibited.
3. All repair activities shall take place indoors; no repairs may be conducted in the parking lot.
4. All semi-trucks and trailers shall be parked to rear of the building on a paved surface or a gravel surface. Parking in the front and to the side 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 6:30pm, Monday through Saturday.
7. 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.

8. 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.
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. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
11. Outdoor loudspeakers shall be prohibited.
12. Peddlers and/or parking lot sales shall be prohibited.
13. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF HURRICANE SHOALS ROAD ( 80' R/W) WITH THE PROJECTED CENTERLINE OF HOSEA ROAD; THENCE IN A EASTERLY DIRECTION ALONG THE NORTHERLY RIGHT OF WAY OF SAID ROAD A DISTANCE OF 1012.36 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 30 degrees 40 minutes 31 seconds West for a distance of 528.50 feet TO AN IPS  
THENCE North 55 degrees 40 minutes 36 seconds East for a distance of 281.95 feet TO AN IPS;  
THENCE South 29 degrees 39 minutes 34 seconds East for a distance of 148.03 feet TO AN IPS;  
THENCE South 45 degrees 35 minutes 53 seconds West for a distance of 200.00 feet TO AN IPS;  
THENCE South 30 degrees 05 minutes 22 seconds East for a distance of 330.00 feet TO A 1/2" REBAR FOUND;  
THENCE South 44 degrees 48 minutes 41 seconds West for a distance of 83.77 feet TO AN IPS, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 1.74 acres.

SUP '20 050

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JUL 02 2020

Planning&Development

CASE NUMBER RZC2020-00019  
GCID 2020-0831

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	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 R-100 to O-I by MARK DAVIS for the proposed use of PROFESSIONAL OFFICE (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said 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 SEPTEMBER 22, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to O-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Limited to a professional office or the administrative functions for a corporate office.
  - B. The minimum heated floor area of the existing principal structure shall not exceed 2,100 square feet. The existing accessory structure shall not be expanded. Modifications and any new buildings, including accessory structures, shall be constructed of brick with fiber-cement siding as an accent material. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
  - C. Outdoor storage of equipment and materials, including business trucks, trailers and vans, is prohibited. Work vehicles shall be parked in the front yard on a paved designated space.
2. To abide by the following site development considerations:
  - A. A six-foot high wooden opaque privacy fence shall be installed. The privacy fence shall be maintained in good condition by the property owner.
  - B. Provide a ten-foot wide landscaped strip adjacent to Athens Highway.
  - C. Direct access shall be limited to a single driveway as shown on the submitted site plan.
  - D. Ground signage shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base. Ground signage shall not exceed five feet in height. Internal illumination shall be prohibited.
  - E. Prior to issuance of the certificate of occupancy, the applicant shall install a paved commercial driveway and parking area. The applicant shall be required to obtain all necessary permits from the Department of Planning and Development.

- F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- G. Outdoor loudspeakers shall be prohibited.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or rights of way.
- I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTIONS

**TRACT #1**

All that tract or parcel of land lying and being in Land Lot 130 of the 5<sup>th</sup> District, Gwinnett County, Georgia, being designated at Tract #1, containing 0.492 acres, according to a Survey for Mark Davis, dated March 3, 2020, prepared by John F. Brewer & Associates, John F. Brewer III, G.R.L.S. No. 2905, said tract being more particularly described according to said survey as follows:

Beginning at a point marked by a 5/8 inch rebar found located at the intersection of the northerly right of way line of U.S. Highway #78 (right of way varies) and the northwesterly right of way line of Skyland Drive (60 foot right of way), and leaving said right of way of U.S. Highway #78, run thence North 29 degrees 28 minutes 46 seconds West a distance of 200.02 feet to a point marked by a 2-inch pipe found; run thence North 55 degrees, 23 minutes 58 seconds East a distance of 99.01 feet to a point marked by a 2-inch pipe found; run thence South 34 degrees 14 minutes 19 seconds East a distance of 200.39 feet to a point marked by a 2-inch pipe found located on the northwesterly right of way line of Skyland Drive; run thence along said right of way line South 55 degrees 58 minutes 36 seconds West a distance of 115.60 feet to a point marked by a 5/8 inch rebar found located at the intersection of the northerly right of way line of U.S. Highway #78 and the northwesterly right of way line of Skyland Drive, said point being the TRUE PLACE OR POINT OF BEGINNING.

**TRACT #2**

All that tract or parcel of land lying and being in Land Lot 130 of the 5<sup>th</sup> District, Gwinnett County, Georgia, being designated at Tract #2, containing 0.460 acres, according to a Survey for Mark Davis, dated March 3, 2020, prepared by John F. Brewer & Associates, John F. Brewer III, G.R.L.S. No. 2905, said tract being more particularly described according to said survey as follows:

Beginning at a point marked by a 2-inch pipe found located on the northwesterly right of way line of Skyland Drive (60 foot right of way), said point being located North 55 degrees 58 minutes 36 seconds East a distance of 115.60 feet from a point marked by a 5/8 inch rebar found located at the intersection of the northerly right of way line of U.S. Highway #78 (right of way varies) and the northwesterly right of way line of Skyland Drive, and leaving said right of way of Skyland Drive, run thence North 34 degrees 14 minutes 19 seconds West a distance of 200.39 feet to a point marked by a 2-inch pipe found; run thence North 55 degrees 23 minutes 58 seconds East a distance of 100.00 feet to a point marked by a 2-inch pipe found; run thence South 34 degrees 09 minutes 30 seconds East a distance of 201.08 feet to a point marked by a 2-inch pipe found located on the northwesterly right of way line of Skyland Drive; run thence along said right of way line South 55 degrees 47 minutes 24 seconds West a distance of 99.72 feet to a point marked by a 2-inch pipe found, said point being the TRUE PLACE OR POINT OF BEGINNING.

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RZC '20 019 JUL 07 2020

Planning&Development

CASE NUMBER RZM2020-00024  
GCID 2020-0833

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from C-2 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily residential apartments and accessory uses and structures, not to exceed 360 total units, including 14 carriage-style units.
  - B. The minimum heated floor area per dwelling unit shall be 750 square feet.
  - C. Buildings shall be constructed with internal corridors, which may be naturally ventilated. Openings on the exterior of buildings for ventilation shall incorporate architectural elements, which are consistent with the exterior finish of the buildings and diminish the appearance of the openings. Buildings shall be constructed to the standards of the Design Category 1. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
  - D. Garages shall be provided for a minimum of ten percent of the units.
  - E. Efficiency and studio 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 be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times. Any required repairs shall be made within one week.
  - B. Natural vegetation shall remain on the property prior to issuance of a development permit.
  - C. All grassed areas shall be sodded.
  - D. All utilities shall be installed underground.
  - E. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base,

complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed ten feet in height.

- F. Dumpster/compactor locations shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
  - G. In the event of residential tenant eviction, any belongings of the tenant shall be placed in an area of the subject property that is not visible from the street rights of way of Laurel Crossing Parkway or Interstate 85, unless otherwise required by law.
  - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, such that it does not shine directly into adjacent properties or rights of way.
  - I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
  - K. The property owners/developers shall enter into an agreement acceptable to the County for the operation and maintenance of the shared stormwater facility. A copy of the recorded agreement shall be provided to Planning & Development prior to plan authorization for issuance of a development permit.
3. Abide by the following requirements, dedications, and improvements:
- A. Coordinate with the Gwinnett County Preconstruction Engineer for reservation of right of way for the future Interstate 85 collector distributor lane project.



WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/5/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

The Exchange - Lot 17

All that tract or parcel of land lying and being in Land Lots 145 and 146 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 5/8-inch rebar found located at the intersection of the Land Lot Line common to Land Lots 145 and 146 with the Southerly right-of-way line of U.S. Interstate 85 (variable right-of-way as shown on plat recorded in Plat Book 147, Page 157); Thence along said right-of-way line North 85 degrees 06 minutes 21 seconds East, a distance of 245.89 feet to a concrete monument found; Thence along a curve to the right having an arc length of 290.34 feet, with a radius of 11309.17 feet, being subtended by a chord bearing of North 86 degrees 25 minutes 09 seconds East, for a distance of 290.33 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence continue along a curve to the right having an arc length of 658.01 feet, with a radius of 11309.17 feet, being subtended by a chord bearing of North 88 degrees 49 minutes 17 seconds East, for a distance of 657.92 feet to a point; Thence South 88 degrees 58 minutes 47 seconds East, a distance of 297.38 feet to a concrete monument found; Thence North 87 degrees 23 minutes 17 seconds East, a distance of 341.23 feet to a 1/2-inch rebar found; Thence departing said right-of-way line South 02 degrees 40 minutes 49 seconds East, a distance of 210.21 feet to a 1/2-inch rebar found; Thence South 02 degrees 40 minutes 49 seconds East, a distance of 50.00 feet to a 5/8-inch rebar set; Thence South 83 degrees 37 minutes 50 seconds West, a distance of 288.52 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 545.61 feet, with a radius of 900.00 feet, being subtended by a chord bearing of South 66 degrees 32 minutes 20 seconds West, for a distance of 537.29 feet to a 5/8-inch rebar set located on the Easterly right-of-way line of Laurel Crossing Parkway (100-foot right-of-way); Thence along said right-of-way line North 40 degrees 49 minutes 42 seconds West, a distance of 50.00 feet to a 5/8-inch rebar set located on the Northerly right-of-way line of Laurel Crossing Parkway (100-foot right-of-way); Thence continue along said right-of-way line South 49 degrees 10 minutes 19 seconds West, a distance of 690.47 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 138.09 feet, with a radius of 850.00 feet, being subtended by a chord bearing of South 44 degrees 21 minutes 39 seconds West, for a distance of 137.94 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 30 degrees 06 minutes 46 seconds West, a distance of 71.67 feet to a 5/8-inch rebar set; Thence North 60 degrees 06 minutes 30 seconds East, a distance of 124.41 feet to a 5/8-inch rebar found; Thence North 30 degrees 11 minutes 34 seconds West, a distance of 355.42 feet to a point; Thence North 22 degrees 12 minutes 38 seconds East, a distance of 608.18 feet to a 5/8-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said easement contains 16.373 Acres as shown on Final Plat for The Exchange at Gwinnett, as recorded in Plat Book 147, Page 157.

RZM '20 024



CASE NUMBER RZM2020-00029  
GCID 2020-0834

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & R-TH to R-TH by REVIVE LAND GROUP 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-TH to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed 151 units.
- B. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum 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. Provide a 50-foot wide building setback along Gravel Springs Road, 25-feet of the setback is to be landscaped so as to provide a visual screen from the Gravel Springs Road. The Gravel Springs Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Open space and neighborhood amenities shall be provided as shown on the submitted site plan. Final amenity design shall be subject to the review and approval by the Director of Planning and Development.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

- E. 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.
- F. All grassed areas shall be sodded.
- G. All utilities shall be placed underground.
- H. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
- I. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

D. A. King  
County Clerk/Deputy County Clerk



Tract 3 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 09 degrees 36 minutes 21 seconds East, a distance of 388.39 feet an iron pin found; thence North 09 degrees 33 minutes 43 seconds East, a distance of 184.71 feet to an iron pin set; thence North 09 degrees 31 minutes 52 seconds East, a distance of 842.74 feet to a 1x5 concrete marker found; thence South 33 degrees 07 minutes 52 seconds East, a distance of 506.55 feet 1" open top pipe found; thence South 11 degrees 15 minutes 08 seconds West, a distance of 1033.43 feet iron pin set on the Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: along a curve turning to the right with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 88 degrees 24 minutes 36 seconds West, and a chord length of 20.67 feet to a point; thence North 84 degrees 00 minutes 11 seconds West, a distance of 111.69 feet to a point; thence North 83 degrees 26 minutes 29 seconds West, a distance of 181.47 feet to a concrete marker; thence North 10 degrees 22 minutes 14 seconds East, a distance of 9.91 feet to a concrete marker, said pin being the TRUE POINT OF BEGINNING.

Said tract 3 containing 9.328 acres.

Tract 4 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete

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monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument; thence South 10 degrees 22 minutes 14 seconds West, a distance of 9.91 feet to a concrete monument; thence South 83 degrees 26 minutes 29 seconds East, a distance of 181.47 feet to a point; thence South 84 degrees 00 minutes 11 seconds East, a distance of 111.69 feet to a point; thence along a curve turning to the left with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of North 88 degrees 24 minutes 36 seconds East, and a chord length of 20.67 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 11 degrees 15 minutes 08 seconds East, a distance of 1033.43 feet 1" open top pipe; thence South 33 degrees 10 minutes 15 seconds East, a distance of 508.01 feet to a #4 rebar found; thence South 15 degrees 50 minutes 08 seconds West, a distance of 557.92 feet to an iron pin set on the Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set, said pin being the TRUE POINT OF BEGINNING.

Said tract 4 containing 6.196 acres.

#### Tract 5 Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Westerly Right-of-Way Line of Brockenhurst Drive (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and following along said Northerly Right-of-Way Line of Gravel Springs Road South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set, said pin being the TRUE POINT OF BEGINNING.

thence continuing along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 15 degrees 50 minutes 08 seconds East a distance of 281.46 feet to a #4 rebar found; thence North 77 degrees 03 minutes 15 seconds East a distance of 200.02 feet to a #4 rebar found; thence South 19 degrees 05 minutes 11 seconds East a distance of 182.06 feet to a #4 rebar set on said Northerly Right-of-Way Line of Gravel Springs Road, said pin being the TRUE POINT OF BEGINNING.

Said tract 5 containing 1.385 acres.

#### Tract 6 Legal Description

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ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Westerly Right-of-Way Line of Brockenhurst Drive (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W), said pin being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and following along said Northerly Right-of-Way Line of Gravel Springs Road South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set; thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 19 degrees 05 minutes 11 seconds West, a distance of 182.06 feet to a #4 rebar found; thence South 77 degrees 03 minutes 15 seconds West, a distance of 200.02 feet to a #4 rebar found; thence North 15 degrees 50 minutes 08 seconds East, a distance of 276.46 feet to a #4 rebar found; thence North 33 degrees 10 minutes 15 seconds West, a distance of 450.10 feet to a #4 rebar set; thence South 56 degrees 03 minutes 43 seconds East, a distance of 198.25 feet to a #4 rebar set; thence South 54 degrees 29 minutes 32 seconds East, a distance of 369.34 feet to a #4 rebar set on said Westerly Right-of-Way Line of Brockenhurst Drive; thence following along said Westerly Right-of-Way Line of Brockenhurst Drive South 13 degrees 29 minutes 32 seconds East, a distance of 379.73 feet to a #4 rebar set, said pin being the TRUE POINT OF BEGINNING.

Said tract 6 containing 3.302 acres.

#### Overall Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 178 of the 7th, District, City of Buford, Gwinnett County, Georgia and being more particularly described as follows:

Commencing from an iron pin set at the intersection of the Easterly Right-of-Way Line of Cedar Glade Lane (Private) and the Northerly Right-of-Way Line of Gravel Springs Road (Public, Variable R/W); thence leaving said intersection and continuing along the Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 82 degrees 03 minutes 55 seconds East, a distance of 54.04 feet to a point; thence South 07 degrees 56 minutes 05 seconds West, a distance of 10.00 feet to a point; thence South 82 degrees 03 minutes 55 seconds East, a distance of 57.00 feet to a concrete monument; thence North 02 degrees 55 minutes 55 seconds West, a distance of 7.69 feet to a concrete monument; thence South 82 degrees 52 minutes 57 seconds East, a distance of 88.35 feet to a concrete monument; thence North 15 degrees 40 minutes 08 seconds West, a distance of 55.03 feet to a concrete monument; thence South 82 degrees 24 minutes 35 seconds East, a distance of 56.15 feet to a concrete monument; thence South 08 degrees 05 minutes 30 seconds West, a distance of 50.73 feet to a concrete monument; thence South 83 degrees 03 minutes 57 seconds East, a distance of 65.27 feet to a concrete monument, said pin being the TRUE POINT OF BEGINNING.

Thence leaving said Northerly Right-of-Way Line of Gravel Springs Road North 09 degrees 36 minutes 21 seconds East, a distance of 388.39 feet an iron pin found; thence North 09 degrees 33 minutes 43 seconds East, a distance of 184.71 feet to an iron pin set; thence North 09 degrees 31 minutes 52 seconds East, a distance of 842.74 feet to a 1x5 concrete marker found; thence South 33 degrees 07 minutes 52 seconds East, a distance of 506.55 feet 1" open top pipe found; thence South 33 degrees 10 minutes 15 seconds East, a distance of 57.92 feet to a #4 rebar set; thence South 56 degrees 03 minutes 43 seconds East, a distance of 198.25 feet to a #4 rebar set; thence South 54 degrees 29 minutes 32

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seconds East, a distance of 369.34 feet to a #4 rebar set on the Westerly Right-of-Way Line of Brockenhurst Drive (Private Drive); thence following along said Westerly Right-of-Way Line of Brockenhurst Drive South 13 degrees 29 minutes 32 seconds East, a distance of 379.73 feet to a #4 rebar set at the intersection said Westerly Right-of-Way Line of Brockenhurst Drive and said Northerly Right-of-Way Line of Gravel Springs Road; thence following along said Northerly Right-of-Way Line of Gravel Springs Road the following courses and distances: South 59 degrees 32 minutes 48 seconds West, a distance of 148.99 feet to a #4 rebar set; thence South 59 degrees 32 minutes 48 seconds West a distance of 3.28 feet to a point; thence along a curve turning to the right with an arc length of 358.80 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 66 degrees 38 minutes 16 seconds West a distance of 357.78 feet to a #4 rebar set; thence along a curve turning to the right with an arc length of 332.21 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 81 degrees 02 minutes 37 seconds West, and a chord length of 331.40 feet to an iron pin set; thence along a curve turning to the right with an arc length of 20.67 feet, having a radius of 1372.39 feet, being subtended by a chord bearing of South 88 degrees 24 minutes 36 seconds West, and a chord length of 20.67 feet to a point; thence North 84 degrees 00 minutes 11 seconds West, a distance of 111.69 feet to a point; thence North 83 degrees 26 minutes 29 seconds West, a distance of 181.47 feet to a concrete marker; thence North 10 degrees 22 minutes 14 seconds East, a distance of 9.91 feet to a concrete marker, said pin being the TRUE POINT OF BEGINNING.

Said Overall containing 20.211 acres.

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GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to R-TH by AUTUMN ROAD VENTURES, LLC 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed a maximum of 46 units.
- B. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum three-foot high brick or stacked stone water table.
- D. All end units shall have at least a double-car garage. All interior units may have one or two-car garages.

2. To satisfy the following site development considerations:

- A. Provide a 30-foot wide graded and replanted buffer around the perimeter of the project. The buffer shall include an eight-foot high wooden privacy fence. The fence shall be maintained by the Homeowner's Association. Location of the fence and final buffer plan shall be subject to the review and approval by the Director of Planning and Development.
- B. The project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- C. Open space and neighborhood amenities shall be provided as shown on the submitted site plan. Final amenity design shall be subject to the review and approval by the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.

- E. 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.
- F. All grassed areas shall be sodded.
- G. All utilities shall be placed underground.
- H. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
- I. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- J. The project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- K. A mandatory Homeowner's Association shall be established and responsible for maintenance of all common areas, facilities and street frontage landscaping. The Homeowner's Association shall be responsible for maintaining all the townhomes landscaping, attached decks, townhome roofs and painting of exterior townhomes.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk

The seal of Gwinnett County, Georgia, is circular with a double border. The outer border contains the text "GWINNETT COUNTY" at the top and "GEORGIA" at the bottom, separated by small dots. The inner border contains the text "ESTABLISHED 1846". In the center of the seal is a stylized emblem consisting of three overlapping circles or spheres.

Legal Description

All that tract or parcel of land lying and being in Land Lots 231 and 236 of the 6<sup>th</sup> Land District of Gwinnett County, Georgia, being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the Land Lot Corner common to Land Lots 230, 231, 236 and 237, said point being THE TRUE POINT OF BEGINNING;

THENCE North 31 degrees 18 minutes 08 seconds West for a distance of 186.92 feet to a point;  
THENCE North 58 degrees 44 minutes 45 seconds East for a distance of 397.35 feet to a point;  
THENCE South 31 degrees 32 minutes 15 seconds East for a distance of 672.89 feet to a point on the northwesterly right-of-way of Old Norcross Road;  
THENCE along the aforesaid right-of-way the following (3) courses and distances;  
THENCE South 59 degrees 10 minutes 22 seconds West for a distance of 72.34 feet to a point;  
THENCE along a curve to the right having a radius of 502.56 feet, an arc length of 229.02 feet, being subtended by a chord bearing of South 72 degrees 13 minutes 54 seconds West for a distance of 227.05 feet to a point;  
THENCE North 88 degrees 49 minutes 58 seconds West for a distance of 126.38 feet to a point;  
THENCE North 31 degrees 21 minutes 59 seconds West for a distance of 364.72 feet to a point leaving aforesaid right-of-way, Said point being THE TRUE POINT OF BEGINNING.

Having an area of 254,849.22 Square Feet, 5.851 Acres

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Planning & Development

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 & R-100 to R-TH by CORE DEVELOPMENT GROUP, LLC 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 & R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed 68 units.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
- C. Homes shall be constructed of brick or stacked stone masonry materials on all front elevations with accents building materials permitted to include, but not limited to stucco, EIFS, metal, painted cement siding, and wood. The side and rear building elevations shall have an entire elevation of paintable cement siding. Accent trim materials of stucco, EIFS, metal, painted cement siding, and wood are permitted on the rear elevations.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. Provide a minimum 35-foot wide graded and replanted buffer adjacent to all single-family residentially zoned property.
- B. The project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- C. Provide a 20-foot wide grassed or landscape strip between all buildings where the side facades are parallel. Final layout shall be subject to the review and approval by the Director of Planning and Development.
- D. The final sidewalk plan shall be approved by the Director of Planning and Development to insure proper connectivity.

- E. Open space and the proposed expansion will share amenities with the remainder of the townhome development shall be provided as shown on the submitted site plan. Final amenity design shall be subject to the review and approval by the Director of Planning and Development.
  - F. Natural vegetation shall remain on the property until the issuance of a development permit.
  - G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
  - H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
  - I. All grassed areas shall be sodded.
  - J. All utilities shall be placed underground.
  - K. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
  - L. Stormwater detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
3. To satisfy the following site development considerations:
- A. A left turn lane shall be provided at the project entrance.



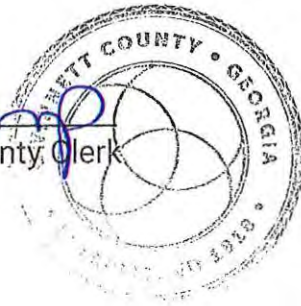
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10.5.20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



**PROPERTY DESCRIPTION**

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 66 of the 7<sup>th</sup> District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point located on the northerly right-of-way line of Russell Road where said right-of-way intersects with the land lot lines of Land Lot 65 and 66, and where an iron pin has been set to mark the true point of beginning; running thence in a westerly direction along the northerly right-of-way line of Russell Road South 77 degrees 14' 46" West a distance of 25.76' to a point; thence following the curvature of the right-of-way a distance of 159.99' to a point, said counter clockwise arc having a radius of 1687.35' and being subtended by a chord bearing and distance of 74 degrees 31'09" west a distance of 159.93'; thence running along the northerly right-of-way line of Russell Road South 73 degrees 29'26" West a distance of 151.76' to a point; thence following the curvature of the right-of-way a distance of 141.42 to a point, said clockwise arc having a radius of 858.56' and being subtended by a chord bearing and distance of 76 degrees 45'03" west a distance of 141.26'; thence running along the northerly right-of-way line of Russell Road South 86 degrees 16'11" west a distance of 15.03' to a point; thence leaving said right-of-way line and running north 21 degrees 26'16" west a distance of 189.30' to a point; thence running north 13 degrees 46'31" west a distance of 388.62' to a point; thence running north 14 degrees 26'07" west a distance of 375.88' to a point; thence running north 59 degrees 41'39" east a distance of 237.93' to a point; thence running south 30 degrees 8'06" east a distance of 250.48' to a point; thence running south 30 degrees 02'58" east a distance of 291.56' to a point; thence running south 30 degrees 02'55" east a distance of 146.29' to a point; thence running south 30 degrees 03'42" east a distance of 325.39' to a point; thence running south 28 degrees 23'03" east a distance of 37.74' to the POINT OF BEGINNING, said tract or parcel containing 8.51 acres.

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**JUL 01 2020**

**Planning&Development**

**RZM '20 023**

CASE NUMBER RZR2020-00031  
GCID 2020-0846

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-60 by CORE DEVELOPMENT GROUP, LLC 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 SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-60 is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diana King  
County Clerk/Deputy County Clerk



**PROPERTY DESCRIPTION**

ALL THAT TRACT AND PARCEL OF LAND lying and being in Land Lot 66 of the 7<sup>th</sup> District, Gwinnett County Georgia, and being more particularly described as follows:

BEGINNING at the northeasterly corner of Land Lot 66, where said Land Lot intersects and meets at the corners of Land Lot 65, Land Lot 52 and Land Lot 51, beginning at said corner of said Land Lots, and thence running south 60 degrees 36'38" west a distance of 117.59' to a point; thence running south 61 degrees 31'08" west a distance of 234.08' to a point; thence running south 61 degrees 26'32" west a distance of 260.44' to a point; thence running south 61 degrees 39'49" west a distance of 245.97' to a point; thence running north 27 degrees 30'59" west a distance of 212.12' to a point; thence running north 28 degrees 00'20" west a distance of 352.76' to a point; thence running north 29 degrees 03'15" west a distance of 158.78' to a point; thence running north 29 degrees 55'06" west a distance of 194.98' to a point along the southernly right-of-way line of Russell Road; thence running along said right-of-way south 75 degrees 33'31" east a distance of 17.04' to a point; thence following the curvature of the right-of-way a distance of 131.03 to a point, said counterclockwise arc having a radius of 2104.44' and being subtended by a chord bearing and distance of south 72 degrees 45'49" east a distance of 131.01'; thence running along said right-of-way south 70 degrees 36'31" east a distance of 69.84' to a point; thence running along said right-of-way south 71 degrees 51'43" east a distance of 27.08' to a point; thence running along said right-of-way south 73 degrees 46'36" east a distance of 27.09' to a point; thence running along said right-of-way south 74 degrees 24'45" east a distance of 72.59' to a point; thence following the curvature of the right-of-way a distance of 162.34' to a point, said counterclockwise arc having a radius of 488.52' and being subtended by a chord bearing and distance of south 89 degrees 06'57" east a distance of 161.59'; thence running along said right-of-way north 78 degrees 25'10" east a distance of 46.70' to a point; thence following the curvature of the right-of-way a distance of 52.89' to a point, said counterclockwise arc having a radius of 630.98' and being subtended by a chord bearing and distance of north 75 degrees 46'01" east a distance of 52.87'; thence running along said right-of-way north 73 degrees 26'55" east a distance of 185.17' to a point; thence following the curvature of the right-of-way a distance of 168.79' to a point, said clockwise arc having a radius of 1687.92' and being subtended by a chord bearing and distance of north 74 degrees 42'28" east a distance of 168.72'; thence running along said right-of-way north 78 degrees 16'53" east a distance of 34.47' to the POINT OF BEGINNING, said tract or parcel containing 12.19 acres.

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Planning & Development

RZR '20 031

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: SEPTEMBER 22, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 22, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of SEPTEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-TH & C-2 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily residential apartments and accessory uses and structures, not to exceed 361 total units and shall be in general accordance with the site plan presented at the September 2, 2020, Planning Commission public hearing.
  - B. Buildings shall be constructed with internal corridors, which may be naturally ventilated. Openings on the exterior of buildings for ventilation shall incorporate architectural elements, which are consistent with the exterior finish of the buildings and diminish the appearance of the openings. Building elevations shall be constructed in general accordance with the submitted elevations presented at the September 2, 2020, Planning Commission public hearing and submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
  - C. Efficiency units shall be limited to a maximum of eight percent of units. Efficiency units shall be equipped with identical kitchen appliances and amenities as are provided in one-bedroom and two-bedroom units within this development.
  - D. Efficiency units shall be a minimum of 600 square feet per dwelling unit, and two-bedroom units shall be a minimum of 950 square feet per dwelling unit.
2. To satisfy the following site development considerations:
  - A. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
  - B. Provide enhanced landscaping around the perimeter of parking facilities to minimize the view. Final landscaping plan shall be subject to the review and approval of the Director of Planning and Development.

- C. Natural vegetation shall remain on the property prior to issuance of a development permit.
  - D. All grassed areas shall be sodded.
  - E. Stormwater facilities shall be constructed as a project amenity, including walking trails, as shown on the submitted site plan. Stormwater facilities shall not include any concrete walls and shall not be located within any required landscape setback or landscape strip. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
  - F. All utilities shall be placed underground.
  - G. Dumpster/compactor locations shall be screened by a 100 percent 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 rights of way of Lendon Connector or Georgia Highway 316 unless otherwise required by law.
  - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.
  - J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a building permit, the applicant shall coordinate with the Gwinnett County Department of Transportation Deputy Director concerning design and construction activities for the extension of Lendon Connector to Buford Drive.
  - B. Prior to the issuance of a development permit, the applicant shall provide a traffic impact study.



C. 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 Gwinnett County D.O.T. All design and construction will be subject to Gwinnett County D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10-5-20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**Legal Description**

Tract 1

All that tract or parcel of land lying and being in Land Lot 11 of the 7th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a concrete monument found at the intersection of the northeasterly Right of Way of Georgia Highway 316 (Exit Ramp "V"; Variable R/W) and the northerly Right of Way of Lendon Connector (Variable R/W); thence running along said Right of Way of Lendon Connector North 50° 32' 36" East a distance of 100.39 feet to a Right of Way Monument found (underwater); thence North 24° 18' 40" East a distance of 136.51 feet to a Right of Way Monument found; thence running along a curve to the right an arc length of 160.66 feet, (said curve having a radius of 865.00 feet, with a chord bearing of North 55° 54' 30" East, and a chord length of 160.43 feet) to a Right of Way Monument found and the TRUE POINT OF BEGINNING, from point thus established and running along said Right of Way North 23° 42' 32" West a distance of 58.05 feet to a point on the southerly Proposed Right of Way of Collins Industrial Way (a.k.a Lendon Connector; said point being 40' from the proposed centerline; Road Not Yet Constructed); thence running along said Proposed Right of Way along a curve to the right an arc length of 400.61 feet, (said curve having a radius of 810.00 feet, with a chord bearing of North 78° 42' 33" East, and a chord length of 396.54 feet) to a point; thence continuing along said Proposed Right of Way South 87° 07' 19" East a distance of 1027.18 feet to an iron pin set; thence leaving said Right of Way and running South 02° 46' 50" West a distance of 648.28 feet to an iron pin set; thence North 83° 25' 24" West a distance of 1176.87 feet to an iron pin set; thence North 23° 45' 35" West a distance of 473.66 feet to the TRUE POINT OF BEGINNING. Said tract contains 18.000 Acres (784,080 Square Feet).

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