

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

CASE NUMBER CIC2020-00027  
GCID 2020-1044

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: DECEMBER 1, 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. 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 by SINNDAR ENTERPRISES INC. to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 1<sup>st</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses. Outdoor storage shall be prohibited.
  - B. Develop in general accordance with the site plan submitted to the Department of Planning and Development on August 17, 2020.
  - C. Buildings shall be constructed with four-sides of brick, stacked stone, split-face block or glass. Metal buildings shall be prohibited.
  - D. Limit the height of all buildings to one-story.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscape strip outside of the rights-of-way of Braselton Highway and Hog Mountain Road.
  - B. Provide a five-foot wide landscape strip adjacent to any internal property lines.
  - C. Provide a 75-foot wide natural, undisturbed buffer adjacent to all residentially zoned property. The buffer shall be reduced to 15 feet along the eastern property line for a distance not to exceed 150 feet from the right of way line to allow for the installation of an access drive. All disturbed areas not paved, shall be replanted to provide an effective visual screen from the neighboring

residentially zoned property. Design of a construction access drive shall be subject to the review and approval by the Georgia Department of Transportation. Should the Georgia Department of Transportation not approve the location of the access drive, then this buffer reduction shall revert to the previous 75-foot requirement. Supplemental plantings shall be evergreen trees. A six-foot high 100 percent opaque fence shall be installed along the interior of the buffer. Fence design shall incorporate two finished sides.

- D. Natural vegetation shall remain on the property until the issuance of a Commercial Development Permit.
- E. Dumpsters or trash compactors shall be screened on all four sides with a 100 percent opaque brick wall at least six feet in height and an opaque gate enclosure. Dumpster pickup shall be limited to between 7:00 a.m. and 7:00 p.m.
- F. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as to not reflect into adjacent residential properties.
- G. No temporary signs shall be permitted. No streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. No flags shall be flown on the site except the flags of the United States of America and the State of Georgia which shall be limited to no more than one of each type.
- H. Ground signs shall be limited to monument type signs with a brick base and between two and six feet in height.
- I. Billboards shall be prohibited.
- J. Outdoor speakers or other public address system shall be prohibited.
- K. Provide five-foot wide sidewalks across the frontages of Braselton Highway and Hog Mountain Road.



- L. Location of entrances/exits shall be subject to the review and approval of the Georgia Department of Transportation and the Gwinnett Department of Transportation.
3. To abide by the following requirement, dedications, and improvements:
- A. Design stormwater detention facilities such that they do not encroach into required buffers.
  - B. Dedicate at no cost to Gwinnett County the necessary rights-of-way and easements for the construction of the transportation improvement project at Braselton Highway at Hog Mountain Road based on concept plans on file with the Gwinnett County Department of Transportation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

[Signature]  
County Clerk/Deputy County Clerk



## TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF BRASELTON HIGHWAY (S.R. 124 - RIGHT OF WAY VARIES) AND THE EASTERLY RIGHT OF WAY OF HOG MOUNTAIN ROAD (RIGHT OF WAY VARIES), SAID POINT MARKED BY A ½ INCH REBAR PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED, CONTINUING ON THE SOUTHERLY RIGHT OF WAY OF BRASELTON HIGHWAY (RIGHT OF WAY VARIES) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1175.07 FEET AND AN ARC LENGTH OF 310.19 FEET BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73 DEGREES 17 MINUTES 53 SECONDS EAST AND A CHORD DISTANCE OF 309.29 FEET TO A POINT, SAID POINT MARKED BY A 1/2 INCH REBAR PIN SET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 13 DEGREES 38 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 330.25 FEET TO A POINT; THENCE TRAVELING NORTH 63 DEGREES 07 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 421.74 FEET TO A POINT (SAID LINE WITNESSED BY A ½ INCH REBAR PIN FOWID 20' FROM THE TENNINUS OF THE LAST CALL) ON THE EASTERLY RIGHT OF WAY OF HOG MOWITAIN ROAD (RIGHT OF WAY VARIES), SAID POINT MARKED BY A ½ INCH RE BAR PIN SET; THENCE TRAVELING ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTH 21 DEGREES 50 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 26,62 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 401.73 FEET AND AN ARC LENGTH OF 107.71 FEET BEING SUBTENDED BY A CHORD BEARING OF NORTH 31 DEGREES 00 MINUTES 20 SECONDS EAST AND A CHORD DISTANCE OF 107.38 FEET TO A POINT; THENCE NORTH 41 DEGREES 45 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 68.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2708.16 FEET AND AN ARC LENGTH OF 69.24 FEET BEING SUBTENDED BY A CHORD BEARING OF NORTH 42 DEGREES 29 MINUTES 56 SECONDS EAST AND A CHORD DISTANCE OF 69.24 FEET TO A POINT, SAID POINT MARKED BY A ½ INCH REBAR PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 2.571 ACRES

RECEIVED BY  
PLANNING & DEVELOPMENT  
AUGUST 17, 2020  
CIC2020-00027

CASE NUMBER SUP2020-00046  
GCID 2020-0838

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 1, 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 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 CARLA BEDFORD-DIXON, MD for the proposed use of FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 1<sup>st</sup> day of DECEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

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



CASE NUMBER SUP2020-00046  
GCID 2020-0838

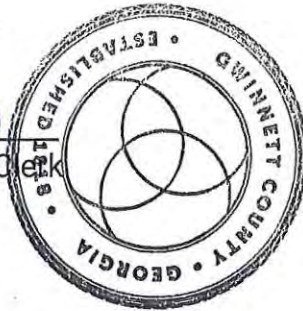
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



Written Description

All that tract or parcel of land lying and being in Land Lot 253 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the northwestern intersection of Ozora Road and Calle Still Road (80' Right-of Way); Thence In a northeasterly direction along the westerly Right-of-Way of Callie Still Road North 58°56'50" West a distance of 704.27' to an Iron Pin Set, being the Point of Beginning; Thence leaving said Right-of-Way South 19°30'10" West a distance of 1058.70' to ½" Rebar Found; Thence North 61°22'50" West a distance of 207.40' to a ½" Rebar Found; Thence North 19°30'10" East a distance of 1067.70' to a ¼" Rebar Found along the Right-of-Way of Callie Street Road; Thence along the Right-of-Way of Callie Street Road South 58°56;38" East a distance of 209.02' to an Iron Pin Set, being the Point of Beginning.

Said parcel containing 4.9982. Acres or 21,723 Square Feet.

RECEIVED BY ✓

JUN 30 2020

Planning&Development

SUP 20 046

CASE NUMBER RZC2020-00008  
GCID 2020-0433

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 1, 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	Nay

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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 RA-200 & R-75 MOD to C-2 by MFT, LLC for the proposed use of COMMERCIAL RETAIL USES (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE 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 NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 1<sup>st</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-75 MOD to C-2 is hereby **APPROVED** with the following enumerated conditions:

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

- A. Retail and service uses, and accessory uses.
- B. Buildings shall be finished with architectural treatments of glass and/or brick or stacked stone. Building architecture shall comply with Design Category 2 and the GA Highway 124/324/Hamilton Mill Overlay District. Building design shall be subject to review and approval by the Director of Planning and Development.
- C. The applicant shall submit a master design standards document for the project that includes at minimum, architectural elements, site features, signage strategy, and amenities plan. This document shall be subject to the review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

- A. Site design shall comply with requirements of the GA Highway 124/324/Hamilton Mill Overlay District.
- B. Provide a ten-foot wide landscape strip outside the rights-of-way of Braselton Highway and Spout Springs Road.
- C. Provide a ten-foot wide landscape strip outside the right-of-way of any new internal public road.

- D. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque 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.
- E. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
- F. All grassed areas shall be sodded.
- G. Dumpsters shall be screened by a brick wall with an opaque gate enclosure, at least six feet in height. Dumpster pickup shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
- H. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
- I. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- M. Construct a ten-foot wide multiuse path along the frontage of Spout Springs Road and Braselton Highway. Design and construction of said path shall be subject to review and approval by the Georgia Department of Transportation and the Gwinnett County Department of Transportation.

- 3. To abide by the following requirements, dedications and improvements.
  - A. Coordinate with Gwinnett DOT project manager for project number F-0835-01.
  - B. Dedicate all required rights-of-way and easements required for project number F-0835-01.
  - C. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749 of Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the northeastern right-of-way line of Rock Quarry Road with northwestern right-of-way line of Braselton Highway (80' r/w): THENCE continuing along the right-of-way line of Braselton Highway in a northeasterly direction a distance of 2,739.34 feet to a point, said point being the TRUE POINT OF BEGINNING;

THENCE North 31 degrees 12 minutes 51 seconds West a distance of 118.27 feet to a point;  
THENCE along a curve to the right for an arc length of 79.78 feet, having a radius of 250.00 feet, being subtended by a chord bearing North 22 degrees 04 minutes 21 seconds West, for a distance of 79.44 feet to a point;  
THENCE North 12 degrees 55 minutes 51 seconds West a distance of 261.62 feet to a point;  
THENCE North 77 degrees 04 minutes 09 seconds East a distance of 428.00 feet to a point;  
THENCE North 12 degrees 55 minutes 51 seconds West a distance of 478.92 feet to a point;  
THENCE North 73 degrees 46 minutes 27 seconds East a distance of 98.25 feet to a point;  
THENCE along a curve to the left for an arc length of 380.00 feet, having a radius of 5819.25 feet, being subtended by a chord bearing North 71 degrees 34 minutes 36 seconds East, for a distance of 379.93 feet to a point;  
THENCE South 88 degrees 20 minutes 25 seconds East a distance of 334.00 feet to a point;  
THENCE South 14 degrees 11 minutes 07 seconds West a distance of 38.18 feet to a point;  
THENCE South 07 degrees 53 minutes 48 seconds West a distance of 47.60 feet to a point;  
THENCE South 00 degrees 41 minutes 35 seconds West a distance of 104.60 feet to a point;  
THENCE along a curve to the right for an arc length of 340.10 feet, having a radius of 778.22 feet, being subtended by a chord bearing South 33 degrees 38 minutes 35 seconds West, for a distance of 337.40 feet to a point;  
THENCE South 41 degrees 17 minutes 50 seconds East a distance of 55.00 feet to a point;  
THENCE South 33 degrees 41 minutes 41 seconds West a distance of 269.96 feet to a point;  
THENCE South 50 degrees 00 minutes 44 seconds East a distance of 149.23 feet to a point;  
THENCE along a curve to the left for an arc length of 546.02 feet, having a radius of 1677.02 feet, being subtended by a chord bearing South 72 degrees 02 minutes 17 seconds West, for a distance of 543.61 feet to a point;  
THENCE along a curve to the left for an arc length of 181.42 feet, having a radius of 1880.44 feet, being subtended by a chord bearing South 60 degrees 47 minutes 53 seconds West, for a distance of 181.35 feet to a point;  
THENCE South 58 degrees 48 minutes 35 seconds West a distance of 82.19 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract contains 14.77 Acres.

RECEIVED BY

RZC '20 00 8

FEB 07 2020

Planning&Development

CASE NUMBER RZR2020-00032  
GCID 2020-0850

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 1, 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	Nay

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 & O-1 to TND by CAPKEY REAL ESTATE ADVISORS 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 NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 1<sup>st</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from C-2 & O-I to TND is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family dwellings and accessory uses and structures, not to exceed 125 units.
- B. The minimum heated floor area per dwelling shall be as follows:
  - i. Small Lot dwellings: 1,800 square feet
  - ii. Mid-size Lot dwellings: 2,000 square feet
  - iii. Large Lot Dwellings: 2,200 square feet
- C. The development shall be in general conformance with the site plan prepared by PEC, Inc. dated June 28, 2020 and revised November 23, 2020 (Labeled Z9), with changes necessary to meet conditions of zoning and development regulations or as approved by the Director of Planning and Development. Final layout shall be subject to the review and approval of the Director of Planning and Development.
- D. 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 on the sides and rear of the home. Compliance with this condition shall be subject to the review and approval by the Director of Planning and Development.
- E. All dwellings shall have a minimum two-car garage.

2. To satisfy the following site development considerations:
  - A. All utilities shall be placed underground.
  - B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Lee Road and Mink Livsey Road frontages shall be landscaped by the developer and maintained by the Homeowners Association, and shall include decorative masonry entrance features and a decorative fence. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
  - C. Amenity areas shall be in general accordance as shown on the submitted site plan and shall consist of at minimum, a recreation area including a swimming pool and cabana and walking trails. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
  - D. Detention pond(s) shall be fenced with a four feet black vinyl-coated chain link or wooden opaque fence a minimum of six feet in height.
  - E. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
  - F. All grassed areas on dwelling lots shall be sodded.
  - G. All roads shall be public and dedicated to Gwinnett County.



CASE NUMBER RZR2020-00032

GCID 2020-0850

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION  
OVERALL

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 335 and 336 of the 4th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point at the intersection of the southwesterly right-of-way line of Mink Livsey Road (80' R/W) with the southerly right-of-way line of Lee Road (80' R/W); thence along said right-of-way line of Mink Livsey Road the following courses and distances: South 28 degrees 31 minutes 59 seconds East a distance of 121.82 feet to a point; thence South 28 degrees 31 minutes 59 seconds East, a distance of 39.72 feet; thence South 28 degrees 31 minutes 59 seconds East, a distance of 231.44 feet; thence 136.79 feet along an arc of a curve to the right, said curve having a radius of 660.00 feet and a chord bearing and distance of South 22 degrees 35 minutes 44 seconds East 136.54 feet to a point; thence 209.24 feet along an arc of a curve to the right, said curve having a radius of 660.00 feet and a chord bearing and distance of South 7 degrees 34 minutes 33 seconds East 208.37 feet to a point; thence leaving said right-of-way line South 71 degrees 55 minutes 24 seconds West a distance of 600.46 feet to a point; thence South 72 degrees 4 minutes 16 seconds West a distance of 361.82 feet to a point; thence South 71 degrees 43 minutes 56 seconds West a distance of 83.13 feet to a point; thence South 71 degrees 43 minutes 56 seconds West, a distance of 466.22 feet; thence North 29 degrees 39 minutes 18 seconds West a distance of 428.96 feet to a point; thence North 59 degrees 59 minutes 21 seconds East a distance of 467.69 feet to a point; thence North 19 degrees 0 minutes 39 seconds West a distance of 689.82 feet to a point on said southerly right-of-way line of Lee Road; thence along said right-of-way line the following courses and distances: 226.07 feet along an arc of a curve to the right, said curve having a radius of 1,400.00 feet and a chord bearing and distance of North 88 degrees 57 minutes 20 seconds East 225.81 feet to a point; thence South 86 degrees 38 minutes 15 seconds East a distance of 84.47 feet to a point; thence South 83 degrees 30 minutes 12 seconds East a distance of 126.16 feet to a point; thence South 80 degrees 24 minutes 48 seconds East a distance of 245.19 feet to a point; thence South 78 degrees 6 minutes 27 seconds East a distance of 54.74 feet to a point; thence South 78 degrees 6 minutes 27 seconds East, a distance of 100.16 feet; thence 134.96 feet along an arc of a curve to the left, said curve having a radius of 1,862.67 feet and a chord bearing and distance of South 80 degrees 11 minutes 1 second East 134.96 feet to a point; thence 152.88 feet along an arc of a curve to the left, said curve having a radius of 794.20 feet and a chord bearing and distance of South 87 degrees 46 minutes 28 seconds East 152.65 feet to a point; thence North 86 degrees 42 minutes 39 seconds East a distance of 45.34 feet to a point; thence 41.53 feet along an arc of a curve to the left, said curve having a radius of 1,036.45 feet and a chord bearing and distance of North 85 degrees 33 minutes 46 seconds East 41.53 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 29.88 acres.

RECEIVED BY

" 06 2020

Development

RZR '20 032

CASE NUMBER RZM2020-00012  
GCID 2020-0434

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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	Nay
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 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 RA-200 & R-75 MOD to RM-24 by MFT, INC. for the proposed use of APARTMENTS (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-75 MOD 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 310 total units.
- B. Buildings shall be constructed with internal corridors, with primary exterior treatments of brick or stacked stone on each elevation. Building architecture shall comply with Design Category 3. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
- C. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three bedrooms or larger.

2. To satisfy the following site development considerations:

- A. The development shall be a gated community with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs shall be made within one week.
- B. Buffer requirements between dissimilar zoning district within the overall development shall be reduced to a ten-foot wide graded and replanted buffer. Buffer design and location shall be in substantial conformance with the Buffer Plan attached as Exhibit A and subject to the review and approval by the Director of Planning and Development.
- C. Natural vegetation shall remain on the property prior to issuance of a development permit.
- D. All grassed areas shall be sodded.
- E. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque 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.

- F. All utilities shall be installed underground.
  - G. Dumpster/compactor locations shall be screened by a brick wall with an opaque metal gate enclosure, at least six feet in height. Dumpster pickup shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
  - H. In the event of residential tenant eviction, any belongings of the tenant shall be placed in an area of the subject property that is not visible from the street right of way of Braselton Highway, unless otherwise required by law.
  - I. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.
  - J. Ground signage shall be limited to monument type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.
  - K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - L. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
  - M. Parking on public rights of way is permitted designated spaces as shown on the site plans submitted and such street parking shall be included within the parking count for the subject property.
  - N. The development shall have a separate amenity of for residents including, but not limited to, a pool, fitness center, and common area.
  - O. Construct a ten-foot wide, concrete multi-use path along the frontage of SR 124. Design and construction of said path shall be subject to the GADOT review and approval
3. Abide by the following requirements, dedications, and improvements:
- A. Prior to the issuance of a development permit, the applicant shall provide a traffic impact study.
  - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided

such improvements are approved by the GADOT. All design and construction will be subject to GADOT review and approval.

- C. Prior to the issuance of the first certificate of occupancy, a minimum of 25% of certificates of occupancy shall have been issued for residences contemplated in project zoned as TND under RZR2020-00013.
- D. Make provision through site design or set-aside for a future transit stop for residents. In the interim, owner shall offer transportation for residents to nearest transit stop upon request.
- E. Main entrance to the development along SR 124 shall align with the Huntington Hill Trace.
- F. Developer shall provide, at the developer's expense, a traffic signal at the intersection of Huntington Hill Trace/Main Entrance and SR124. Traffic signal design and installation shall be subject to the review and approval of GADOT.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/23/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749 of Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the northeastern right-of-way line of Rock Quarry Road with northwestern right-of-way line of Braselton Highway (80' r/w):

THENCE continuing along the right-of-way line of Braselton Highway in a northeasterly direction a distance of 704.25 feet to a point;

THENCE North 22 degrees 26 minutes 16 seconds West a distance of 98.92 feet to a point;

THENCE North 70 degrees 33 minutes 27 seconds West a distance of 169.06 feet to a point;

THENCE South 69 degrees 18 minutes 20 seconds West a distance of 218.87 feet to a point;

THENCE North 24 degrees 37 minutes 11 seconds West a distance of 328.27 feet to a point;

THENCE North 89 degrees 14 minutes 17 seconds West a distance of 13.42 feet to a point;

THENCE North 73 degrees 48 minutes 48 seconds West a distance of 36.94 feet to a point;

THENCE North 16 degrees 53 minutes 56 seconds West a distance of 28.52 feet to a point;

THENCE North 38 degrees 40 minutes 15 seconds East a distance of 267.01 feet to a point;

THENCE North 38 degrees 53 minutes 26 seconds East a distance of 273.52 feet to a point;

THENCE North 38 degrees 37 minutes 31 seconds East a distance of 360.00 feet to a point;

THENCE North 24 degrees 22 minutes 44 seconds East a distance of 333.31 feet to a point;

THENCE North 85 degrees 46 minutes 50 seconds East a distance of 815.42 feet to a point;

THENCE along a curve to the left for an arc length of 517.85 feet, having a radius of 5879.58 feet, being subtended by a chord bearing North 83 degrees 08 minutes 28 seconds East, for a distance of 517.68 feet to a point;

THENCE North 79 degrees 20 minutes 53 seconds East a distance of 262.55 feet to a point;

THENCE North 83 degrees 22 minutes 51 seconds East a distance of 102.78 feet to a point;

THENCE North 73 degrees 46 minutes 27 seconds East a distance of 263.12 feet to a point;

THENCE South 12 degrees 55 minutes 51 seconds East a distance of 478.92 feet to a point;

THENCE South 77 degrees 04 minutes 09 seconds West a distance of 428.00 feet to a point;

THENCE South 12 degrees 55 minutes 51 seconds East a distance of 247.00 feet to a point;

THENCE South 77 degrees 04 minutes 09 seconds West a distance of 506.54 feet to a point;

THENCE along a curve to the left for an arc length of 34.60 feet, having a radius of 200.00 feet, being subtended by a chord bearing South 72 degrees 06 minutes 49 seconds West, for a distance of 34.55 feet to a point;

THENCE South 67 degrees 09 minutes 29 seconds West a distance of 166.18 feet to a point;

THENCE North 22 degrees 50 minutes 31 seconds West a distance of 15.00 feet to a point;

THENCE along a curve to the right for an arc length of 77.84 feet, having a radius of 450.00 feet, being subtended by a chord bearing North 17 degrees 53 minutes 11 seconds West, for a distance of 77.75 feet to a point;

THENCE North 12 degrees 55 minutes 51 seconds West a distance of 726.65 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract contains 16.966 acres.

add  
arrival  
at  
POB



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FEB 07 2020

RZM 20012

Planning&Development



CASE NUMBER RZR2020-00013  
GCID 2020-0435

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 & R-75 MOD to TND by MFT, LLC for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 17, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-75 MOD 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, not to exceed a net density of 4.0 units per acre with the following limitations:
    - i. No more than 50% of the total number of lots may be categorized as "Townhouse or Villa" size lots per the TND standards within the Unified Development Ordinance. Townhouse or Villa lots to be a mixture of front and rear entry driveways. Maximum number of townhomes within a building shall not exceed eight units with a maximum building length not to exceed 210 feet.
    - ii. No less than 25% of the total number of lots may be categorized as "mid-size lots" per the TND standards within the Unified Development Ordinance.
    - iii. No more than 25% of the total number of lots may be categorized as "small lots" per the TND standards within the Unified Development Ordinance.
  - B. The minimum heated floor area per dwelling shall be as follows:

i. Townhouse/Villa:	1,800 square feet
ii. Small Lot dwellings:	2,000-square feet
iii. Mid-size dwellings:	2,200 square feet

- C. Homes shall be designed to incorporate the following: all front and side facades shall be designed with the following materials: brick, stone, fiber cement siding, cedar shake, or a mixture thereof. All sides and rear elevations shall have a brick water table to the level of the main floor, no less than 24-inches in height.
  - D. All dwellings shall have a minimum two-car garage.
  - E. The applicant shall submit a master design standards document for the project that includes at minimum, architectural elements, site features, signage strategy, and amenities plan. This document shall be subject to the review and approval by the Director of Planning and Development.
2. To satisfy the following site development considerations:
- A. All utilities shall be placed underground.
  - B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Braselton Highway frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features and a decorative fence. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
  - C. Amenity areas shall be developed in general accordance as shown on the submitted site plan dated December 20, 2019 and shall consist of at minimum of the following amenities: a recreation area including a swimming pool, cabana, and park with common area. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development for general conformance with the submitted site plan.
  - D. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque 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.
  - E. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.

- F. All grassed areas on dwelling lots shall be sodded.
  - G. Direct lot access to Braselton Highway shall be prohibited.
  - H. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be provided from an alley or a street.
  - I. Construct a ten feet wide, concrete multiuse path along the frontage of SR 124. Design and construction of said path shall be subject to Georgia Department of Transportation review and approval.
3. To abide by the following requirements, dedications and improvements.
- A. Coordinate with Gwinnett DOT project manager for project number F-0835-01.
  - B. Dedicate all required rights-of-way and easements required for project number F-0835-01.
  - C. Escrow funds for required sidewalk and turn lanes located on SR 124/Braselton Highway for project number F-0835-01.
  - D. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
  - E. On-street parking shall be allowed subject to review and approval of the Gwinnett County Department of Transportation.
  - F. Approved cul-de-sac streets shall be allowed longer than 600 feet in length subject to the review and approval of the Gwinnett County Department of Transportation.

CASE NUMBER RZR2020-00013

GCID 2020-0435

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749 of Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the northeastern right-of-way line of Rock Quarry Road with northwestern right-of-way line of Braselton Highway (80' r/w): THENCE continuing along the right-of-way line of Braselton Highway in a northeasterly direction a distance of 704.25 feet to a point, said point being the TRUE POINT OF BEGINNING;

THENCE North 22 degrees 26 minutes 16 seconds West a distance of 98.92 feet to a point;  
THENCE North 70 degrees 33 minutes 27 seconds West a distance of 169.06 feet to a point;  
THENCE South 69 degrees 18 minutes 20 seconds West a distance of 218.87 feet to a point;  
THENCE North 24 degrees 37 minutes 11 seconds West a distance of 328.27 feet to a point;  
THENCE North 89 degrees 14 minutes 17 seconds West a distance of 13.42 feet to a point;  
THENCE North 73 degrees 48 minutes 48 seconds West a distance of 36.94 feet to a point;  
THENCE North 16 degrees 53 minutes 56 seconds West a distance of 28.52 feet to a point;  
THENCE North 38 degrees 40 minutes 15 seconds East a distance of 267.01 feet to a point;  
THENCE North 38 degrees 53 minutes 26 seconds East a distance of 273.52 feet to a point;  
THENCE North 38 degrees 37 minutes 31 seconds East a distance of 360.00 feet to a point;  
THENCE North 24 degrees 22 minutes 44 seconds East a distance of 333.31 feet to a point;  
THENCE North 85 degrees 46 minutes 50 seconds East a distance of 815.42 feet to a point;  
THENCE along a curve to the left for an arc length of 14.19 feet, having a radius of 5879.58 feet, being subtended by a chord bearing North 85 degrees 44 minutes 00 seconds East, for a distance of 14.19 feet to a point;  
THENCE South 12 degrees 55 minutes 51 seconds East a distance of 726.65 feet to a point;  
THENCE along a curve to the left for an arc length of 77.84 feet, having a radius of 450.00 feet, being subtended by a chord bearing South 17 degrees 53 minutes 11 seconds East, for a distance of 77.75 feet to a point;  
THENCE South 22 degrees 50 minutes 31 seconds East a distance of 15.00 feet to a point;  
THENCE North 67 degrees 09 minutes 29 seconds East a distance of 166.18 feet to a point;  
THENCE along a curve to the right for an arc length of 34.60 feet, having a radius of 200.00 feet, being subtended by a chord bearing North 72 degrees 06 minutes 49 seconds East, for a distance of 34.55 feet to a point;  
THENCE North 77 degrees 04 minutes 09 seconds East a distance of 506.54 feet to a point;  
THENCE South 12 degrees 55 minutes 51 seconds East a distance of 14.62 feet to a point;  
THENCE along a curve to the left for an arc length of 79.78 feet, having a radius of 250.00 feet, being subtended by a chord bearing South 22 degrees 04 minutes 21 seconds East, for a distance of 79.44 feet to a point;  
THENCE South 31 degrees 12 minutes 51 seconds East a distance of 118.27 feet to a point;  
THENCE South 58 degrees 48 minutes 35 seconds West a distance of 92.46 feet to a point;  
THENCE South 58 degrees 37 minutes 46 seconds West a distance of 348.30 feet to a point;  
THENCE along a curve to the right for an arc length of 602.12 feet, having a radius of 1869.86 feet, being subtended by a chord bearing South 67 degrees 51 minutes 16 seconds West, for a distance of 599.52 feet to a point;  
THENCE South 77 degrees 04 minutes 09 seconds West a distance of 992.21 feet to a point, said point being THE TRUE POINT OF BEGINNING.  
Said tract contains 46.19 Acres.

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Planning&Development

CASE NUMBER CIC2020-00023  
GCID 2020-0824

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: DECEMBER 15, 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 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 1630 PIB, LLC to Change the Conditions of Zoning on a tract of land zoned RM-24 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 15<sup>th</sup> day of DECEMBER 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 to:
  - A. Multifamily residential apartments and accessory uses, not to exceed 200 total units. The development shall be in general accordance with the submitted site plan received July 2, 2020 and shall be subject to review and approval by the Director of Planning and Development.
  - B. No more than two occupants per bedroom shall be allowed.
2. To satisfy the following site development considerations:
  - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
  - B. Buildings shall be constructed with low-pitched roofs and decorative parapets and internal corridors (no breezeways), with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
  - C. Garages or structured parking shall be provided for a minimum of ten percent of the units.
  - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
  - E. Provide a 50-foot natural undisturbed buffer adjacent to single-family residential zoning to the east. The buffer shall be enhanced where sparsely vegetated and subject to the review and approval of the Director of Planning and Development.

- F. Provide a trail to connect to the future Lower Suwanee Greenway trail.
- G. If provided, the proposed dog park and pavilion shall be placed on the southwest side of the property, away from the adjacent neighborhood.
- H. 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.
- I. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
- J. All disturbed grassed areas shall be sodded.
- K. All utilities shall be placed underground.
- L. Ground signage shall be limited to monument-type signs and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- M. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- N. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right-of-way of Peachtree Industrial Boulevard unless otherwise required by law.
- O. 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.
- P. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- Q. 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. Dedicate at no cost to Gwinnett County all necessary right-of-way/easements and construct a portion of the Lower Suwanee Greenway trail through the property in accordance with the Gwinnett County Open Space and Greenway master Plan and the requirements of the Unified Development Ordinance. Right-of-way/easement width, location and construction details shall be subject to review and approval by the Department of Community Services and the Department of Transportation.
  - B. A Traffic Impact Study including a Signal Warrant Study will be required. Said Traffic Impact Study and Signal Warrant Study shall be submitted to the Director of the Planning and Development Department within thirty (30) days after the issuance of the final Certificate of Occupancy for the development. If the traffic signal is warranted and approved by the Gwinnett County Department of Transportation, the developer shall contribute up to \$400,000 for the installation of said traffic signal at the intersection of the project entrance with Peachtree Industrial Boulevard.
  - C. Subject to the approval the Gwinnett County Department of Transportation, provide, through set-side or site design, accommodations for a future transit stop for residents.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Deborah  
County Clerk/Deputy County Clerk





## Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 207, 7<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the intersection of the southeastern right of way of Peachtree Industrial Boulevard (300 feet right of way) and the Land Lot Line common to Land Lots 239 and 240 (per Plat Book 61, Page 151); thence south easterly along the right of way of Peachtree Industrial Boulevard a distance of 866.07 feet to a point, that is the POINT OF BEGINNING; thence leaving said right of way South 35°32'12" East a distance of 1273.41 feet to a point located in the center of Suwanee Creek; thence along the center of Suwanee Creek the following courses and distances: South 40°57'59" West a distance of 59.19 feet to a point; thence South 52°06'25" West a distance of 18.08 feet to a point; thence North 83°56'46" West a distance of 47.76 feet to a point; thence North 25°53'16" West a distance of 24.66 feet to a point; thence North 35°04'41" West a distance of 26.13 feet to a point; thence North 68°20'06" West a distance of 59.81 feet to a point; thence North 44°40'27" West a distance of 71.13 feet to a point; thence North 68°12'03" West a distance of 30.74 feet to a point; thence North 60°41'23" West a distance of 25.98 feet to a point; thence North 74°26'47" West a distance of 37.51 feet to a point; thence South 87°44'06" West a distance of 41.06 feet to a point; thence North 84°35'13" West a distance of 29.07 feet to a point; thence South 82°52'25" West a distance of 22.92 feet to a point; thence North 76°17'35" West a distance of 24.82 feet to a point; thence North 88°55'41" West a distance of 22.21 feet to a point; thence South 59°31'15" West a distance of 35.48 feet to a point; thence South 65°00'12" West a distance of 17.18 feet to a point; thence South 37°49'18" West a distance of 15.98 feet to a point; thence South 20°57'06" West a distance of 38.54 feet to a point; thence South 22°50'24" East a distance of 22.15 feet to a point; thence South 33°52'27" East a distance of 21.08 feet to a point; thence South 04°59'51" East a distance of 15.99 feet to a point; thence South 08°32'08" West a distance of 31.76 feet to a point; thence South 25°28'53" West a distance of 21.62 feet to a point; thence South 49°05'06" West a distance of 19.89 feet to a point; thence South 75°46'19" West a distance of 13.94 feet to a point; thence North 69°42'15" West a distance of 17.57 feet to a point; thence North 30°52'37" West a distance of 22.69 feet to a point; thence North 53°07'08" West a distance of 89.94 feet to a point; thence South 89°00'15" West a distance of 84.64 feet to a point; thence North 69°12'05" West a distance of 89.40 feet to a point; thence North 45°51'22" West a distance of 28.59 feet to a point; thence North 31°28'36" West a distance of 30.88 feet to a point; thence North 63°38'15" West a distance of 30.73 feet to a point; thence North 55°26'16" West a distance of 51.31 feet to a point; thence North 38°35'48" West a distance of 27.82 feet to a point; thence North 28°03'09" West a distance of 8.29 feet to a point; thence North 11°44'55" East a distance of 14.10 feet to a point; thence North 27°48'13" East a distance of 16.28 feet to a point; thence North 40°47'04" East a distance of 27.43 feet to a point; thence North 57°53'08" East a distance of 27.30 feet to a point; thence North 45°21'13" East a distance of 15.33 feet to a point; thence North 33°20'40" East a distance of 16.19 feet to a point; thence North 10°09'19" East a distance of 45.09 feet to a point; thence South 33°41'24" East a distance of 0.00 feet to a point; thence North 52°21'45" West a

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distance of 22.53 feet to a point; thence North 82°53'34" West a distance of 22.02 feet to a point; thence North 76°42'30" West a distance of 28.20 feet to a point; thence South 73°45'53" West a distance of 18.32 feet to a point; thence North 89°56'23" West a distance of 25.18 feet to a point; thence North 73°19'02" West a distance of 22.04 feet to a point; thence North 58°58'17" West a distance of 30.38 feet to a point; thence North 44°10'12" West a distance of 31.19 feet to a point; thence North 34°36'13" West a distance of 20.65 feet to a point; thence North 22°23'25" West a distance of 101.57 feet to a point; thence North 52°30'01" West a distance of 18.09 feet to a point; thence North 63°44'48" West a distance of 25.30 feet to a point; thence North 83°04'25" West a distance of 10.11 feet to a point; thence North 69°30'57" West a distance of 47.02 feet to a point; thence South 89°28'22" West a distance of 27.10 feet to a point; thence South 72°25'37" West a distance of 24.46 feet to a point; thence South 61°32'53" West a distance of 24.52 feet to a point; thence South 32°54'43" West a distance of 14.77 feet to a point; thence South 08°09'08" West a distance of 25.78 feet to a point; thence South 21°28'00" West a distance of 50.04 feet to a point; thence South 07°34'23" East a distance of 22.64 feet to a point; thence South 03°21'34" East a distance of 27.64 feet to a point; thence South 03°07'38" West a distance of 20.25 feet to a point; thence South 31°25'39" West a distance of 19.43 feet to a point; thence South 62°32'02" West a distance of 38.66 feet to a point; thence South 77°18'12" West a distance of 56.68 feet to a point; thence leaving said center of Suwanee Creek North 39°55'24" West a distance of 179.95 feet to a point located on the southeasterly right of way of Peachtree Industrial Boulevard; thence along said right of way 319.61 feet along a curve to the right, said curve having a chord of North 48°03'42" East 319.47 feet and a radius of 3107.41 feet to a point; thence continuing along said right of way North 50°56'22" East a distance of 671.98 feet to a point, being the **POINT OF BEGINNING**.

Said tract contains 16.068 Acres.

**RECEIVED BY**

**JUL 02 2020**

**Planning&Development**

**CIC 20 023**

CASE NUMBER RZM2020-00025  
GCID 2020-0847

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 to Amend the Official Zoning Map from R-100 to R-TH by RIDGELINE LAND PLANNING, INC. for the proposed use of TOWNHOMES 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 DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family attached townhomes and accessory uses, not to exceed 141 units.
  - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
  - C. All townhomes shall be designed with front façades of brick and/or stacked stone with minor accents of fiber-cement shake or siding. Remaining sides of the townhomes shall have sides and rears of the same or of fiber cement shake or siding with a three-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot undisturbed buffer around the perimeter of site with a minimum 20-foot undisturbed buffer outside of the power easement.
  - B. The Rosebud Road project entrance shall be landscaped by the developer and maintained by the Homeowners 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 pedestrian circulation plan. Final design and layout shall be subject to the review and approval by the Director of Planning and Development.
  - D. Provide a 20-foot wide grassed or landscape strip between all buildings. Final layout shall be subject to the review and approval by the Director of Planning and Development.
  - E. Natural vegetation shall remain on the property until the issuance of a development permit.



- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-way.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- 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. In addition to the standard parking requirement, guest parking shall be provided at a rate of 0.25 spaces per dwelling unit and shall be located in a separate parking lot or in parallel parking spaces located outside of the travel lane of interior roads.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/15/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 124, 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

**Beginning** at a point on the centerline intersection of Rosebud Road and U.S. Highway 78 thence in a northerly direction 1,012.69 feet to a 1/2" rebar found on the easterly right-of-way of Rosebud Road (80' R/W); thence along said right-of-way and along a curve to the Right for an arc distance of 678.72 feet, said curve having a chord bearing of North 05°06'53" East and a chord distance of 678.70 feet and a radius of 28,432.48 feet to a point and the **True Point of Beginning**.

**Thence** along said right-of-way and along a curve to the Right for an arc distance of 85.26 feet, said curve having a chord bearing of North 05°53'04" East and a chord distance of 85.26 feet and a radius of 28,432.48 feet to an iron pin set; thence leaving said right-of-way North 86°01'56" East, a distance of 200.00 feet to a point; thence North 06°36'37" East, a distance of 125.00 feet to a 3/4" open top pipe found; thence North 85°59'54" East, a distance of 457.69 feet to a 3/4" open top pipe found; thence North 61°53'46" East, a distance of 169.80 feet to an axle found; thence North 31°42'37" West, a distance of 450.74 feet to a 3/4" open top pipe found; thence North 61°53'30" East, a distance of 541.95 feet to a 3/4" open top pipe found; thence South 31°27'14" East, a distance of 1223.18 feet to a 1/2" rebar found; thence South 60°08'36" West, a distance of 1155.19 feet to a point, thence North 05°16'07" West, a distance of 692.53 feet to a point; thence South 86°01'56" West, a distance of 644.48 feet to the **True Point of Beginning**.

Said tract contains 25.368 acres or 1,105,038 square feet.

RECEIVED BY

JUL 02 2020

Planning&Development

RZM '20 025

CASE NUMBER SUP2020-00059  
GCID 2020-1047

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 15, 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 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 NERKO AUTO BROKER, INC. for the proposed use of an AUTOMOBILE REPAIR 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Dee Kemp  
County Clerk/Deputy County Clerk





**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 65 of the 7<sup>th</sup> District, Gwinnett County, Georgia, containing 3.299 acres according to a Topographic and Boundary Survey for John Howard dated February 17, 1999, prepared by Gresham Planning & Development, Inc., Charles A. Marmelstein, Jr., G.R.L.S., said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located on the easterly right of way line of Georgia Highway 20 (right of way varies) said point being located 778.12 feet along said right of way line of Georgia Highway 20 from a concrete right of way marker located at the northwesternmost point of the mitered intersection of Georgia Highway 20 with Ridge Road (right of way varies), and run thence along said right of way line of Georgia Highway 20 following the curvature of an arc a distance of 201.97 feet to a point marked by an iron pin found, said arc having a radius of 2,120.75 feet and being subtended by a chord bearing and distance of North 17 degrees 09 minutes 03 seconds West 201.89 feet; leaving said right of way line, run thence North 62 degrees 25 minutes 52 seconds East a distance of 475.73 feet to a point marked by an iron pin found; run thence South 31 degrees 39 minutes 52 seconds East a distance of 376.59 feet to a point marked by an iron pin found; run thence South 70 degrees 27 minutes 47 seconds West a distance of 258.60 feet to a point marked by an iron pin set; run thence North 19 degrees 32 minutes 13 seconds West a distance of 100.00 feet to a point marked by an iron pin set; run thence South 70 degrees 27 minutes 47 seconds West a distance of 299.98 feet to a point marked by an iron pin set located on the easterly right of way line of Georgia Highway 20; said point being the TRUE PLACE OR POINT OF BEGINNING.

ADT\Clients\Peachtree Bank\Howard, John and Doug Howard\Legal Description.doc

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PLANNING & DEVELOPMENT  
9/4/2020  
SUP2020-00059



CASE NUMBER SUP2020-00060  
GCID 2020-1048

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 15, 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 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 NERKO AUTO BROKER, INC. for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 65 of the 7<sup>th</sup> District, Gwinnett County, Georgia, containing 3.299 acres according to a Topographic and Boundary Survey for John Howard dated February 17, 1999, prepared by Gresham Planning & Development, Inc., Charles A. Marmelstein, Jr., G.R.L.S., said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located on the easterly right of way line of Georgia Highway 20 (right of way varies) said point being located 778.12 feet along said right of way line of Georgia Highway 20 from a concrete right of way marker located at the northwesternmost point of the mitered intersection of Georgia Highway 20 with Ridge Road (right of way varies), and run thence along said right of way line of Georgia Highway 20 following the curvature of an arc a distance of 201.97 feet to a point marked by an iron pin found, said arc having a radius of 2,120.75 feet and being subtended by a chord bearing and distance of North 17 degrees 09 minutes 03 seconds West 201.89 feet; leaving said right of way line, run thence North 62 degrees 25 minutes 52 seconds East a distance of 475.73 feet to a point marked by an iron pin found; run thence South 31 degrees 39 minutes 52 seconds East a distance of 376.59 feet to a point marked by an iron pin found; run thence South 70 degrees 27 minutes 47 seconds West a distance of 258.60 feet to a point marked by an iron pin set; run thence North 19 degrees 32 minutes 13 seconds West a distance of 100.00 feet to a point marked by an iron pin set; run thence South 70 degrees 27 minutes 47 seconds West a distance of 299.98 feet to a point marked by an iron pin set located on the easterly right of way line of Georgia Highway 20, said point being the TRUE PLACE OR POINT OF BEGINNING.

ADTClient\Peachtree Bank\Howard, John and Doug Howard\Legal Description.doc

Received by  
Planning & Development  
9/4/2020  
SUP2020-00060

CASE NUMBER RZC2020-00021  
GCID 2020-0979

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 C-2 to O-1 by RAY DIYANNI 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from C-2 to O-1 is hereby **APPROVED** with the following enumerated conditions:

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

- A. Limited to professional office uses.
- B. Hours of operation shall be limited from 8 A.M to 7 P.M, Monday-Friday and Saturday and Sunday from 10 A.M. to 7 P.M.
- C. The minimum heated floor area shall not exceed 3,400 square feet per floor. New buildings shall be constructed in general accordance with the elevations submitted with the application and shall consist 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.
- D. Obtain all necessary permits. Office to be in compliance with building codes for commercial structure.
- E. Outside storage of equipment, materials, business trucks, trailers, and vans are prohibited.

2. To abide by the following site development considerations:

- A. Provide a 50-foot wide natural buffer, replanted where sparsely vegetated along the western property line. Provide a 15-foot wide natural buffer, replanted where sparsely vegetated, adjacent to the southern property line.
- B. Provide a ten-foot wide landscaped strip outside the right-of-way of Old Peachtree Road.
- C. 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 six feet in height. Internal illumination shall be prohibited.
- D. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs

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

- E. 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.
- K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

CASE NUMBER RZC2020-00021

GCID 2020-0979

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

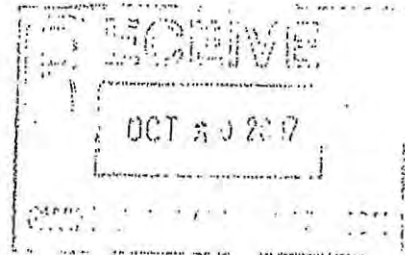
Diane Kemp  
County Clerk/Deputy County Clerk



**LAND DESCRIPTION**  
**TAX PARCEL NO. 7-105-027**  
**GWINNETT COUNTY, GEORGIA**

ALL that tract or parcel of land lying and being in Land Lot 105 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, containing 0.874 acre of land, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located on the southeasterly margin of the right-of-way of Old Peachtree Road, 1007 feet southwesterly from the intersection formed by the southeasterly right-of-way line of the Old Peachtree Road with the centerline of Georgia Highway 20 as measured along the southeasterly right-of-way line of Old Peachtree Road; thence departing said right-of-way, South 29 degrees 59 minutes 36 seconds East, 231.29 feet to a Sweetgum tree; thence South 86 degrees 19 minutes 31 seconds West, 245.69 feet to an iron pin; thence North 20 degrees 41 minutes 59 seconds West, 129.00 feet to a point on the southeasterly margin of the right-of-way of Old Peachtree Road; thence along the southeasterly margin of the right-of-way of Old Peachtree Road the following courses and distances: North 62 degrees 26 minutes 02 seconds East, 60.59 feet to a point; North 60 degrees 59 minutes 20 seconds East, 138.88 feet to the TRUE POINT OF BEGINNING.



RZC 08 054

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10/17/2020

Development

RZC 20 021



CASE NUMBER RZC2020-00022  
GCID 2020-1064

WINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 C-2 by GLORIOUS VENTURES, LLC for the proposed use of CONVENIENCE STORE WITH 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office, and accessory uses.
  - B. 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 and approval 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 enhanced buffer adjacent to all residentially zoned property.
  - B. Provide a ten-foot wide landscaped strip outside the rights of way of Loganville Highway and Brand Road.
  - C. No more than one entrance/exit onto Loganville Highway and Brand Road shall be provided. The location and design of the driveways shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.
  - D. No oversized signs shall be permitted.
  - E. Ground signs shall be limited to monument type signs with a brick base and between two and six feet in height.

- F. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of pick-up shall be limited to between 7:00am and 7:00pm.
- 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 nearby residentially zoned properties.
- H. No outdoor loudspeakers shall be allowed except as required at fueling islands for safety and security of customers.
- I. Natural vegetation shall remain on the property until the issuance of a development permit.
- J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
- K. Peddlers shall be prohibited.
- L. Truck/delivery vehicle parking shall be prohibited. Overnight parking of business vehicles shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Legal Description

227 Brand Road

All that tract or parcel of land lying and being in Land Lot 162 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia being more particularly described as follows:

BEGINNING at the point of intersection of the westerly right of way line of Georgia Highway No. 20 with the northerly right of way line of Brand Road and run thence along the northerly right of way line of Brand Road South 59 degrees 46 minutes West a distance of 360.5 feet to a point; run thence North 38 degrees 58 minutes West a distance of 347.6 feet to a point; run thence North 59 degrees 20 minutes East a distance of 464.4 feet to a point on the westerly right of way line of Georgia Highway 20; run thence along said right of way line South 21 degrees 51 minutes East a distance of 350.1 feet to the point of intersection of the Westerly right of way line of Georgia Highway 20 to the point of beginning, said tract containing 3.07 acres and being Tax Parcel No. R5 162 001 and commonly known as 227 Brand Road according to the current system of numbering.

RZC '20 022

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SEP 04 2020

Planning&Development



CASE NUMBER RZM2020-00033  
GCID 2020-1065

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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. BROOKS, which carried 4-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 & M-1 to RM-13 by H.S. RANDALL for the proposed use of APARTMENTS (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from C-2 & M-1 to RM-13 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Multifamily residential apartments and accessory uses and structures, not to exceed 246 total units.
  - 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 that are consistent with the exterior finish of the buildings and that diminish the appearance of the openings.
  - C. The architectural design of the proposed buildings shall incorporate the requirements of the Gwinnett County Unified Development Ordinance, Architectural Design Standards, Design Category 3. 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. Efficiency and studio units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three bedrooms or larger.
  - E. An amenity area consisting of a clubhouse and swimming pool, outdoor grilling stations, and fire pit shall be provided on the subject property. A minimum of two pocket parks shall be provided on the site, including a dog park. Design and location of all recreational and amenity areas shall be 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 wide natural undisturbed buffer adjacent to the Mills Farm subdivision.
  - B. The development shall be a gated community with automated card access gates at all entrances/exits. The access gate system must always be properly maintained and functional. Any required repairs shall be made within one week.

- C. All grassed areas shall be sodded.
  - D. Detention pond(s) shall be screened with a six-foot stained wood privacy fence. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
  - E. All utilities shall be installed underground.
  - F. 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.
  - 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 shall be placed in an area of the subject property that is not visible from the street rights of way of Phil Niekro Parkway or Beaver Ruin Road, unless otherwise required by law.
  - I. 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.
  - J. The property 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. Abide by the following requirements, dedications, and improvements:
- A. In addition to a traffic impact study, the applicant shall provide a traffic signal study prior to the issuance of a development permit.
  - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided such improvements are approved by the Gwinnett County Department of Transportation (D.O.T.). All design and construction will be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diautery  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION  
FOR  
1100 BEAVER RUIN ROAD (SR378)  
PARCELS 6-175-006 & 6-175-005A  
23.73 ACRES

Beginning at the intersection of the easterly right of way line of Beaver Ruin Road (R/W varies) and the southerly right of way line of Phil Niekro Parkway, (R/W varies); thence along said southerly right of way line of Phil Niekro Parkway North 85 degrees 10 minutes East a distance of 799.1 feet to a point, thence continuing along Phil Niekro along a curve to the left having a radius of 240.0 feet an arc distance of 139.2 feet to a point, thence continuing along Phil Niekro along a curve to the right having a radius of 340.0 feet an arc distance of 156.1 feet to a point, thence leaving said southerly right of way line South 10 degrees 10 minutes East a distance of 93.3 feet to a point; thence North 85 degrees 10 Minutes East a distance of 354.1 feet to a point, thence South 5 degrees 54 minutes West a distance of 980.7 feet to a point in centerline of Beaver Ruin Creek; thence northwestwardly along centerline of Beaver Ruin Creek a distance of 1495.1 feet to a point on the easterly right of way line of Beaver Ruin Road; thence along said easterly right of way line of Beaver Ruin Road North 12 degree 05 minutes East a distance of 330.1 feet to a point, said point being the Point of Beginning, containing 23.73 acres, more or less.

**RECEIVED BY**

**SEP 22 2020**

**Planning&Development**

**RZM '20 033**

CASE NUMBER RZR2020-00038  
GCID 2020-0987

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 to Amend the Official Zoning Map from RA-200 to R-60 by JLCS ENTERPRISES, INC. 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 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, limited to a maximum density of 2.5 units per acre or 97 units. Lots #29 and #82 on the site plan submitted September 3, 2020 shall be eliminated.
  - 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 façades of primarily brick or stacked stone. The balance of the home may be the same, or include cedar, cementitious shake, or board and batten 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. No direct lot access shall be allowed to Rabbit Hill Circle or Hood Road.
  - B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Rabbit Hill Circle and Hood Road frontages shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. Landscape plans and entrance features shall be subject to the review and approval of the Director of Planning and Development.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.
  - D. All grassed areas on dwelling lots shall be sodded.
  - E. Underground utilities shall be provided throughout the development.
  - F. Stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Dia Kemp  
County Clerk/Deputy County Clerk





LAND DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 17 AND LAND LOT 23 IN THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF HOOD ROAD (APPARENT 80' RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY LINE OF RABBIT HILL CIRCLE (APPARENT 60' RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID RIGHT-OF-WAY LINE OF HOOD ROAD, SOUTH 73 DEGREES 06 MINUTES 49 SECONDS WEST A DISTANCE OF 129.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND A CURVE TO THE LEFT AND HAVING A RADIUS OF 1,282.20 FEET AND AN ARC LENGTH OF 318.47 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 35 MINUTES 46 SECONDS WEST A DISTANCE OF 317.65 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 29 DEGREES 52 MINUTES 52 SECONDS WEST A DISTANCE OF 1,626.18 FEET TO AN IRON PIN FOUND AT THE INTERSECTION OF LAND LOT 23 AND LAND LOT 17; THENCE NORTH 30 DEGREES 00 MINUTES 55 SECONDS WEST A DISTANCE OF 730.74 FEET TO A 1" OPEN TOP PIPE FOUND; THENCE SOUTH 65 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 554.19 FEET TO AN IRON PIN FOUND; THENCE SOUTH 65 DEGREES 36 MINUTES 09 SECONDS EAST A DISTANCE OF 1,530.31 FEET TO AN IRON PIN SET ON SAID RIGHT-OF-WAY LINE OF RABBIT HILL CIRCLE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 1,305.28 FEET AND AN ARC LENGTH OF 220.69 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 21 DEGREES 20 MINUTES 55 SECONDS WEST A DISTANCE OF 220.42 FEET TO A POINT; THENCE SOUTH 16 DEGREES 30 MINUTES 18 SECONDS WEST A DISTANCE OF 667.83 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 372.96 FEET AND AN ARC LENGTH OF 268.92 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 04 DEGREES 09 MINUTES 06 SECONDS EAST A DISTANCE OF 263.14 FEET TO A POINT; THENCE SOUTH 25 DEGREES 43 MINUTES 42 SECONDS EAST A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 38.525 ACRES

RECEIVED BY  
PLANNING &  
DEVELOPMENT  
AUGUST 7, 2020  
RZR2020-00038

CASE NUMBER RZR2020-00040

GCID 2020-1055

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 to OSC by MERITAGE HOMES OF GEORGIA for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory uses and structures, not to exceed 99 lots, per the plan dated August 31, 2020 and submitted at the November 4, 2020, Planning Commission meeting.
  - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for single-story dwellings and 2,000 square feet for two-story dwellings.
  - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property. Six-foot-high black vinyl coated chain link fence shall be installed five feet from the property line along the common border with Danny Morris at 3651 Tuggle Road. The fence line can meander, if needed, to avoid removing any significant trees along the pathway.
  - B. The frontage and project entrance on Tuggle Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.



- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION

All that tract or parcel of land lying and being in G.M.D. 1379 (Pucketts), Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin set on the southeasterly right-of-way of Tuggle Road having a right-of-way width of 60 feet, said pin being located 201.69 northeasterly feet from the southeasterly right-of-way of Hamilton Mill Road having a 80' right-of-way, said point being THE TRUE POINT OF BEGINNING;

THENCE along said right-of-way of Tuggle Road for the following seven (7) courses and distances:

THENCE North 71 degrees 41 minutes 41 seconds East a distance of 225.06 feet to a point;

THENCE along a curve to the left for an arc length of 300.67 feet, having a radius of 535.15 feet, being subtended by a chord bearing North 55 degrees 35 minutes 57 seconds East, for a distance of 296.73 feet to a point;

THENCE North 39 degrees 30 minutes 13 seconds East a distance of 325.55 feet to a point;

THENCE along a curve to the right for an arc length of 263.95 feet, having a radius of 666.04 feet, being subtended by a chord bearing North 50 degrees 51 minutes 25 seconds East, for a distance of 262.23 feet to a point;

THENCE along a curve to the right for an arc length of 204.91 feet, having a radius of 448.80 feet, being subtended by a chord bearing North 77 degrees 17 minutes 05 seconds East, for a distance of 203.13 feet to a point;

THENCE along a curve to the left for an arc length of 190.05 feet, having a radius of 477.75 feet, being subtended by a chord bearing North 78 degrees 58 minutes 05 seconds East a distance of 188.80 feet to a point;

THENCE South 36 degrees 11 minutes 38 seconds East a distance of 450.40 feet leaving said right-of-way to an iron pin set;

THENCE South 35 degrees 13 minutes 44 seconds East a distance of 226.84 feet to a point located in the centerline of a creek;

THENCE along said centerline following the meanderings thereof for the following XX courses and distances:

THENCE South 39 degrees 52 minutes 07 seconds West a distance of 43.05 feet to a point;

THENCE South 60 degrees 44 minutes 57 seconds West a distance of 126.61 feet to a point;

THENCE South 54 degrees 07 minutes 39 seconds West a distance of 73.47 feet to a point;

THENCE South 82 degrees 46 minutes 20 seconds West a distance of 34.76 feet to a point;

THENCE South 60 degrees 45 minutes 39 seconds West a distance of 67.78 feet to a point;

THENCE South 12 degrees 27 minutes 33 seconds East a distance of 30.56 feet to a point;

THENCE South 26 degrees 53 minutes 14 seconds West a distance of 19.52 feet to a point;

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AUGUST 27, 2020  
RZR2020-00040

THENCE South 32 degrees 55 minutes 19 seconds West a distance of 84.75 feet to a point;  
THENCE South 08 degrees 24 minutes 48 seconds West a distance of 82.56 feet to a point;  
THENCE South 03 degrees 03 minutes 45 seconds East a distance of 49.03 feet to a point;  
THENCE South 75 degrees 05 minutes 27 seconds East a distance of 41.91 feet to a point;  
THENCE South 13 degrees 25 minutes 11 seconds West a distance of 48.84 feet to a point;  
THENCE South 53 degrees 24 minutes 16 seconds West a distance of 85.28 feet to a point;  
THENCE South 28 degrees 23 minutes 39 seconds West a distance of 80.40 feet to a point;  
THENCE South 04 degrees 03 minutes 53 seconds West a distance of 83.11 feet to a point;  
THENCE South 23 degrees 41 minutes 17 seconds West a distance of 161.28 feet to a point;  
THENCE South 21 degrees 58 minutes 20 seconds West a distance of 160.01 feet to a point;  
THENCE South 21 degrees 53 minutes 50 seconds West a distance of 80.01 feet to a point;  
THENCE South 50 degrees 28 minutes 31 seconds West a distance of 92.43 feet to a point;  
THENCE South 83 degrees 01 minutes 21 seconds West a distance of 629.25 feet leaving said creek to a pin found;  
THENCE South 82 degrees 53 minutes 21 seconds West a distance of 399.12 feet to an iron pin set;  
THENCE North 64 degrees 16 minutes 28 seconds West a distance of 135.93 feet to a concrete monument found;  
THENCE North 07 degrees 02 minutes 51 seconds West a distance of 143.29 feet to an iron pin found;  
THENCE North 07 degrees 08 minutes 35 seconds West a distance of 324.24 feet to an iron pin found;  
THENCE North 09 degrees 29 minutes 39 seconds West a distance of 64.75 feet to an iron pin set;  
THENCE North 15 degrees 59 minutes 10 seconds West a distance of 199.83 feet to an iron pin set;  
THENCE North 17 degrees 32 minutes 27 seconds West a distance of 199.98 feet to an iron pin set;  
THENCE North 25 degrees 08 minutes 27 seconds West a distance of 97.11 feet to an iron pin set, said point being THE TRUE POINT OF BEGINNING.

The above described tract of land being more particularly shown on plat of survey for the Estate of Robert S. Pounds, SR. dated May 12, 2015 and being prepared by M.V. Ingram Enterprises, Inc.

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PLANNING AND DEVELOPMENT  
AUGUST 27, 2020  
RZR2020-00040



CASE NUMBER SUP2020-00063  
GCID 2020-1216

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 15, 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 RSS GROUP, LLC for the proposed use of AUTOMOBILE REPAIR 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 DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to retail and service commercial and accessory uses, which may include automobile repair as a special use. Automotive repair shall be limited to minor repair, including but not limited to oil changes, tune-ups, tire rotation and alignment. No body work, painting, or major repairs shall be allowed.
2. Vehicle sales shall be prohibited.
3. All repair activities shall be conducted indoors. No repairs may occur in the parking lot.
4. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
5. All vehicles awaiting repair shall be parked in the paved area along the side of the building or inside the building. The paved area between Mall of Georgia Boulevard and the front building façade shall remain free of vehicles awaiting repair and used only for customer and employee parking.
6. Overnight parking of customer vehicles shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.
7. No amplified sounds shall be discernable from outside the development.
8. No 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.



9. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
10. Any graffiti or vandalism shall be repainted or repaired within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 176 OF THE 7<sup>TH</sup> DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾" REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 144, 145, 176 AND 177:

THENCE SOUTH 82 DEGREES 35 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 743.60 FEET TO AN 'X' SCRIBE IN CONCRETE SIDEWALK ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MALL OF GEORGIA BOULEVARD (HAVING A VARIABLE RIGHT-OF-WAY), SAID SCRIBE BEING THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY UNE OF MALL OF GEORGIA BOULEVARD SOUTH 23 DEGREES 33 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 227.07 FEET TO A ½" REBAR SET;

THENCE SOUTH 66 DEGREES 26 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 216.00 FEET TO A ½" REBAR SET;

THENCE NORTH 84 DEGREES 54 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 140.19 FEET TO A ½" REBAR SET;

THENCE NORTH 57 DEGREES 31 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 58.30 FEET TO A ½" REBAR SET;

THENCE NORTH 29 DEGREES 18 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 78.31 FEET TO A ½" REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MALL OF GEORGIA BOULEVARD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MALL OF GEORGIA BOULEVARD FOR THE FOLLOWING COURSES AND DISTANCES;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET AND AN ARC LENGTH OF 82.18 FEET, BEING SUBTENDED BY A CHORD OF NORTH 52 DEGREES 43 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 82.14 FEET TO A ½" REBAR SET;

THENCE SOUTH 70 DEGREES 25 MINUTES 46 SECONDS EAST A DISTANCE OF 24.92 FEET TO A ½" REBAR SET;

THENCE NORTH 61 DEGREES 05 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 118.26 FEET TO A ½" REBAR SET;

THENCE NORTH 22 DEGREES 08 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 12.75 FEET TO A ½" REBAR SET;

THENCE NORTH 60 DEGREES 44 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 112.74 FEET TO A ½" REBAR FOUND;

THENCE NORTH 66 DEGREES 26 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 1.648 ACRES MORE OR LESS.

AS MORE PARTICULARLY SHOWN AND DELINEATED ON PLAT OF SURVEY OF SUBJECT PROPERTY PREPARED FOR 2355 MALL OF GEORGIA, LLP, BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA AND FIRST AMERICAN TITLE INSURANCE COMPANY BY DONALDY HUTCHINS, GEORGIA REGISTERED LAND SURVEYOR NO. 2011, POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED JUNE 6, 2005

RECEIVED BY

SUP '20 063

SEP 28 2020

Planning&Development

CASE NUMBER RZC2020-00025  
GCID 2020-1208

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 O-1 & C-2 to C-2 by TL REYNOLDS ENTERPRISES, LLC for the proposed use of HAIR SALON (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 DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from O-1 & C-2 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. The only C-2 use permitted on the property shall be the use of a Hair Salon, Beauty Parlor or Barber Shop and shall be restricted to operate in suite 200 of Building 1846.
  - B. Uses permitted in the O-1 district.
2. To satisfy the following site development considerations:
  - A. No site modifications shall be allowed.
  - B. Existing undisturbed buffer adjoining residentially zoned property shall be maintained as shown on the provided site plan.
  - C. No oversized signs shall be permitted.
  - D. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed 8-feet in height.
  - E. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of pick-up shall be limited to between 7:00am and 7:00pm.



- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
- G. No outdoor loudspeakers shall be allowed.
- H. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
- I. Peddlers shall be prohibited.
- J. Truck/delivery vehicle parking shall be prohibited. Overnight parking of business vehicles shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



BK 29461 PG 0090

EXHIBIT "A"

**PROPERTY DESCRIPTION**

ALL THAT TRACT or parcel of land lying and being in Land Lots 4 and 36 of the 7<sup>th</sup> Land District of Gwinnett County, Georgia, and being shown on that certain Condominium Plat For: Cruse Office Park, LLC, prepared by Proline Surveying, Inc., certified by James A. Jacobs, Georgia Registered Land Surveyor No. 2867, and being recorded in Condominium Plat Book CD 2, Page 269 Gwinnett County, Georgia Records, which said plat and the recording thereof is referred to and incorporated herein by reference for a more complete and accurate description.

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**OCT 02 2020**

**Planning&Development**

**RZC '20 025**

CASE NUMBER RZM2020-00037  
GCID 2020-1211

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by CKK DEVELOPMENT SERVICES 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed 54 units.
- B. The minimum heated floor area per dwelling unit shall be 1,950 square feet.
- C. Homes shall be constructed with front and side façades of primarily brick or stacked stone with accents of fiber-cement siding or shake. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage.
- E. Townhome buildings shall include (i) modulated facades with differing depths to create separate ridges per unit, (ii) front facades with three different building materials (i.e., shake, board and batten, horizontal siding, brick, or stone), (iii) carriage-style garage doors, and (iv) architectural shingles. No more than two elevations shall repeat in each townhome building.
- F. A mandatory Homeowners Association shall be established and responsible for maintenance of all common areas, facilities and street frontage landscaping. The Homeowners Association shall be responsible for maintaining all the townhomes' landscaping, attached decks, townhome roofs and painting of exterior townhomes.

2. To satisfy the following site development considerations:

- A. Provide a 35-foot undisturbed buffer adjacent to R-100 zoned property but can be intruded upon the site plan presented at the December 15, 2020 Board of Commissioners public hearing.
- B. The project entrance shall be landscaped by the developer and maintained by the Homeowners 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 0.25 guest parking spaces per unit.
- D. Provide a 20-foot wide grassed or landscape strip between all buildings and interior driveways/streets. On front entry townhomes, a landscape island may be used in areas where driveways impede the location of the landscape strip. Final layout shall be subject to the review and approval by the Director of Planning and Development.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- I. Stormwater facilities shall not be located within any required landscape setback or landscape strip.
- J. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



**L E G A L   D E S C R I P T I O N**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 339 OF THE 7TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE RIGHT OF WAY INTERSECTION OF GA. HWY. 20 AND THE RIGHT OF WAY OF SUWANEE DAM ROAD; THENCE PROCEEDING IN A SOUTHWESTERLY DIRECTION ALONG THE RIGHT OF WAY OF SUWANEE DAM ROAD A DISTANCE OF 271.10 FEET TO A POINT; THENCE NORTH 86 DEGREES 03 MINUTES 30 SECONDS WEST A DISTANCE OF 123.43 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the left having a radius of 770.00 feet and an arc length of 112.50 feet, being subtended by a chord of South 11 degrees 45 minutes 35 seconds West for a distance of 112.40 feet TO A POINT;

THENCE along a curve to the left having a radius of 770.00 feet and an arc length of 1.56 feet, being subtended by a chord of South 07 degrees 30 minutes 58 seconds West for a distance of 1.56 feet TO A POINT;

THENCE South 07 degrees 27 minutes 44 seconds West for a distance of 221.47 feet TO A POINT;

THENCE South 07 degrees 27 minutes 29 seconds West for a distance of 149.95 feet TO A POINT;

THENCE North 70 degrees 47 minutes 20 seconds West for a distance of 394.08 feet TO A POINT;

THENCE South 87 degrees 13 minutes 13 seconds West for a distance of 309.11 feet TO A POINT;

THENCE North 00 degrees 02 minutes 01 seconds East for a distance of 408.94 feet TO A POINT;

THENCE South 86 degrees 33 minutes 06 seconds East for a distance of 567.67 feet TO A POINT;

THENCE South 87 degrees 01 minutes 54 seconds East for a distance of 185.59 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 6.80 acres.

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**EST 02 2020**

**RZM '20 037**

**Planning & Development**

CASE NUMBER RZM2020-00040  
GCID 2020-1225

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 2020

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

---

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

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by CKK DEVELOPMENT SERVICES 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 DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family attached townhouse dwellings and accessory uses not to exceed 102 units.
  - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
  - C. Buildings shall be constructed primarily of brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
  - D. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all building exteriors/roofs, common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance for the overall development.
  - E. All units shall contain at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot undisturbed buffer adjacent to property zoned R-100 to the west and provide a 20-foot undisturbed buffer adjacent to R-100 property to the south.
  - B. Provide a 50-foot wide landscape setback along Midway Road. Encroachment shall be allowed for the construction of hammerhead turnaround only. The Midway Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners



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.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas shall be sodded.
- E. All utilities shall be installed underground.
- F. Stormwater facilities shall not be located within any required landscaped buffer or landscape strip.
- G. 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.
- H. Provide 0.25 guest parking spaces per unit in the development.
- I. Developer to install a six-foot privacy fence and a single row of evergreen trees along the 25-foot undisturbed buffer line of the adjoining R-100 property. The Homeowners Association of this development shall maintain the fence. Trees shall be six feet tall at time of planting.

CASE NUMBER RZM2020-00040

GCID 2020-1225

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Dia 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 126 AND 131 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY (U.S. HWY. NO.78) HAVING A 180' R/W AND THE EASTERLY RIGHT OF WAY OF MIDWAY ROAD (60' R/W), SAID POINT IS THE TRUE POINT OF BEGINNING.

THENCE South 70 degrees 20 minutes 17 seconds East for a distance of 95.75 feet TO A POINT IN A BRANCH;  
THENCE South 11 degrees 22 minutes 19 seconds West for a distance of 61.23 feet TO A CREEK TRAVERSE POINT;  
THENCE South 34 degrees 45 minutes 20 seconds East for a distance of 258.64 feet TO A CREEK TRAVERSE POINT;  
THENCE South 25 degrees 42 minutes 56 seconds East for a distance of 209.56 feet TO A CREEK TRAVERSE;  
THENCE South 02 degrees 56 minutes 04 seconds East for a distance of 307.80 feet TO A CREEK TRAVERSE;  
THENCE South 17 degrees 51 minutes 44 seconds East for a distance of 159.63 feet TO A POINT IN A BRANCE;  
THENCE North 81 degrees 04 minutes 45 seconds West for a distance of 519.00 feet TO A FLAT IRON BAR FOUND;  
THENCE North 37 degrees 29 minutes 46 seconds West for a distance of 29.31 feet TO A 1/2" REBAR FOUND;  
THENCE South 77 degrees 47 minutes 27 seconds West for a distance of 496.78 feet TO A IPS ON THE SOUTHEASTERLY 60' RIGHT OF WAY OF MIDWAY ROAD;  
THENCE North 12 degrees 32 minutes 57 seconds West for a distance of 385.58 feet TO A POINT;  
THENCE North 70 degrees 54 minutes 39 seconds East for a distance of 231.09 feet TO A POINT;  
THENCE along a curve to the left having a radius of 1086.06 feet and an arc length of 181.48 feet, being subtended by a chord of North 66 degrees 07 minutes 25 seconds East for a distance of 181.27 feet TO A POINT;  
THENCE North 61 degrees 20 minutes 05 seconds East for a distance of 95.73 feet TO A POINT;  
THENCE along a curve to the left having a radius of 801.55 feet and an arc length of 97.30 feet, being subtended by a chord of North 59 degrees 02 minutes 46 seconds East for a distance of 97.24 feet TO A POINT;  
THENCE along a curve to the left having a radius of 294.10 feet and an arc length of 130.38 feet, being subtended by a chord of North 42 degrees 52 minutes 07 seconds East for a distance of 129.32 feet TO A POINT;  
THENCE along a curve to the left having a radius of 442.66 feet and an arc length of 101.24 feet, being subtended by a chord of North 23 degrees 36 minutes 58 seconds East for a distance of 101.02 feet TO A POINT;  
THENCE along a curve to the left having a radius of 1725.18 feet and an arc length of 96.19 feet, being subtended by a chord of North 15 degrees 27 minutes 59 seconds East for a distance of 96.17 feet TO A POINT;  
THENCE North 13 degrees 52 minutes 09 seconds East for a

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distance of 54.53 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 13.08 acres along Creek Traverse line. Area between Said Traverse Line and Centerline of Branch is 0.60 acres more or less for a total of 13.68 Acres.

RZM 20040

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CASE NUMBER RZM2020-00041  
GCID 2020-1214

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 to Amend the Official Zoning Map from R-ZT to R-TH by LAWRENCEVILLE LAND HOLDINGS, 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 DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-ZT 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 townhouses and accessory uses, not to exceed 90 units.
- B. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
- C. Homes shall be constructed with front façades of primarily of brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
- D. No more than 50 percent of units shall have single car garages.

2. To satisfy the following site development considerations:

- A. Provide a 30-foot wide landscape setback along Winder Highway. The Winder Highway frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Open space shall be provided as shown on the submitted site plan. Final design shall be subject to the review and approval by the Director of Planning and Development.
- C. Provide a 20-foot wide grassed or landscape strip between all buildings and interior driveways/streets. On front entry townhomes, a landscape island may be used in areas where driveways impede the location of the landscape strip. Final

layout shall be subject to the review and approval by the Director of Planning and Development.

- D. 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. 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.
- I. Provide a 15-foot regraded and replanted buffer adjacent to the Williams (Parcel R5239 001) and Higdon (Parcel R5239 016) property lines up to the northern side of Colonial Gas Pipeline Easement. The regraded and replanted buffer shall be planted with a double staggered row of eight-foot-tall evergreen trees spaced on 12-foot centers in a single row and spaced with six feet to eight feet between rows. The evergreen trees shall contain an equal distribution of Thuga Green Giants, Cryptomeria, tree form Hollies and Southern Magnolias. The only exception to this proposed buffering condition shall occur in the "triangle area" that protrudes into the Williams property where an existing Poplar tree exists on the Williams property. In this specific area, the proposed buffering shall occur inside of the common property line consistent with the buffering exhibit shown at the November 30, 2020, Planning Commission public hearing.
- J. Provided a ten-foot regraded and replanted buffer beginning on the south side of the Colonial Gas Pipeline Easement up to the beginning of the common detention facility to be planted with a single row of evergreen trees that match the same trees specified for the 15-foot buffer. These evergreen trees shall be eight-feet-tall at the time planting and spaced on 12-foot centers.
- K. Provide a six-foot-tall black vinyl coated chain link fence on the inside portion of the proposed 15-foot regraded and replanted buffer with the same color vinyl slats woven into the chain link mesh up to the northern edge of the Colonial Gas Pipeline Easement.
- L. Provide a six-foot-tall black vinyl coated chain link fence along the inside of the common property line from the south side of the Colonial Gas Pipeline Easement up to the start of the common detention facility.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 238 & 239, 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the southerly right of way of U.S. Highway 29 and the centerline of Cedars Road. Proceed thence, along the southerly right of way of said U.S. Highway 29 in a northeasterly direction for a distance of 2600 feet to a point, said point being the Point of Beginning. Proceed thence, along the southerly right of way of said U.S. Highway 29, North 71 degrees 23 minutes 21 seconds East a distance of 216.52 feet; thence, North 71 degrees 25 minutes 49 seconds East a distance of 424.78 feet; thence, leaving the southerly right of way of said U.S. Highway 29, South 65 degrees 32 minutes 55 seconds East a distance of 111.51 feet; thence, South 23 degrees 29 minutes 45 seconds West a distance of 123.24 feet; thence, South 87 degrees 39 minutes 09 seconds East a distance of 337.62 feet; thence, South 25 degrees 56 minutes 51 seconds East a distance of 955.78 feet to a point in the center of the Alcovy River; thence, along the centerline of said Alcovy River, South 72 degrees 28 minutes 08 seconds West a distance of 57.81 feet; thence, South 60 degrees 22 minutes 11 seconds West a distance of 79.03 feet; thence, South 65 degrees 50 minutes 36 seconds West a distance of 62.29 feet; thence, South 74 degrees 53 minutes 46 seconds West a distance of 76.00 feet; thence, North 85 degrees 11 minutes 40 seconds West a distance of 68.89 feet; thence, North 80 degrees 17 minutes 22 seconds West a distance of 48.43 feet; thence, North 51 degrees 10 minutes 58 seconds West a distance of 41.64 feet; thence, North 59 degrees 37 minutes 25 seconds West a distance of 44.12 feet; thence, North 34 degrees 11 minutes 38 seconds West a distance of 25.89 feet; thence, North 15 degrees 50 minutes 07 seconds West a distance of 76.58 feet; thence, North 27 degrees 42 minutes 20 seconds West a distance of 59.31 feet; thence, North 19 degrees 57 minutes 37 seconds West a distance of 41.13 feet; thence, North 44 degrees 46 minutes 08 seconds West a distance of 33.74 feet; thence, North 49 degrees 35 minutes 15 seconds West a distance of 56.19 feet; thence, North 57 degrees 55 minutes 12 seconds West a distance of 49.18 feet; thence, North 74 degrees 57 minutes 17 seconds West a distance of 53.31 feet; thence, North 59 degrees 24 minutes 16 seconds West a distance of 62.97 feet; thence, North 57 degrees 51 minutes 19 seconds West a distance of 43.10 feet; thence, North 36 degrees 48 minutes 00 seconds West a distance of 77.55 feet; thence, North 68 degrees 01 minutes 49 seconds West a distance of 70.77 feet; thence, North 86 degrees 17 minutes 54 seconds West a distance of 43.67 feet; thence, South 83 degrees 58 minutes 18 seconds West a distance of 41.51 feet; thence, South 32 degrees 26 minutes 23 seconds West a distance of 31.62 feet; thence, leaving the centerline of said Alcovy River, North 42 degrees 57 minutes 17 seconds West a distance of 636.14 feet to a point on the southerly right of way of said U. S. Highway 29, said point being the Point of Beginning. Said tract or parcel of land contains 16.603 acres & is further described on an ALTA/NSPS Land Title Survey for Bellator Phront Group, Inc. prepared by Carlan Land Surveyors and dated August 30, 2019.

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Planning&Development

RZM '20 041

CASE NUMBER RZR2020-00046

GCID 2020-1215

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 R-140 to R-75 by MRM REAL ESTATE, LLC for the proposed use of SINGLE-FAMILY RESIDENCES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-140 to R-75 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed five lots. This request is approved site plan specific, with rear lot approved with a frontage of 42 feet, to the plan submitted at the November 30, 2020, Planning Commission meeting.
  - B. The minimum heated floor area per dwelling unit shall be 3,000 square feet.
  - C. All dwellings shall have a minimum double-car garage.
  - D. Front façades of homes shall be a mixture of materials including brick, stone, shake and concrete siding. Sides and rear of units shall be the same with a minimum two-foot high brick or stone water table.
2. To satisfy the following site development considerations:
  - A. Natural vegetation shall remain on the property until the issuance of a building permit for each lot.
  - B. All grassed areas shall be sodded.
  - C. All utilities shall be installed underground.



GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Deaunte  
County Clerk/Deputy County Clerk





### PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in land lot 103, 7<sup>th</sup> district, Gwinnett County, Georgia, more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at a ½ inch rebar found on the Southwesterly right of way of Rock Springs Road (having an 80 foot right of way), traveling 1038.84 feet Northerly and Northwesterly, and following the curvature of the 80 foot right of way of Rock Springs Road, from the corner formed by the intersection of the Northerly right of way of Old Peachtree Road (Having an 80 foot right of way) and the Westerly right of way of Rock Springs Road, to a ½" inch rebar found, which is the TRUE POINT OF BEGINNING. BEGIN traveling South 61 degrees, 43 minutes, 50 seconds West, a distance of 565.70' to an iron pin set. Thence traveling North 30 degrees, 18 minutes, 22 seconds West, a distance of 400.00' to an ½" open top pipe found. Thence traveling North 61 degrees, 29 minutes, 38 seconds East, a distance of 582.96' to an ½" open top pipe found on the right of way of Rock Springs Road. Thence traveling along the right of way of Rock Springs Road South 28 degrees, 53 minutes, 26 seconds East, a distance of 44.61' to a point. Thence traveling along said right of way South 29 degrees, 03 minutes, 08 seconds East, a distance of 122.48' to a point. Thence traveling along said right of way South 26 degrees, 44 minutes, 28 seconds East, a distance of 92.04' to a point. Thence traveling along said right of way South 25 degrees, 46 minutes, 29 seconds East, a distance of 77.46' to a point. Thence traveling along said right of way South 28 degrees, 49 minutes, 05 seconds East, a distance of 65.68' to the TRUE POINT OF BEGINNING. Said tract or parcel containing 5.30 acres of land.

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PLANNING & DEVELOPMENT  
SEPTEMBER 25, 2020  
RZR2020-00046

CASE NUMBER RZR2020-00047  
GCID 2020-1226

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 R-100 to OSC by PATCH OF LAND, LLC for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 45 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single-story dwellings and 2,400 square feet for two-story dwellings.
  - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property where adjacent to residentially zoned property.
  - B. The frontage and project entrance on Mink Livsey Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.
- G. Provide an eight-foot privacy fence along the R-100 property line to the west.
- H. The development's Homeowners Association shall maintain the privacy fence.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 335, 4<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the rebar found at the Northern Property line and the Southerly right of way line of Mink Livsey Road, (variable right of way width), said point being the TRUE POINT OF BEGINNING;

Thence traveling along the Northern property line **South 72 degrees 25 minutes 36 seconds West** a distance of **597.669** feet; Thence **South 72 degrees 23 minutes 27 seconds West**, a distance of **362.080** feet; Thence, **South 72 degrees 10 minutes 14.00 seconds West**, a distance of **549.400** feet to a point; Thence, **South 29 degrees 07 minutes 10.00 seconds East**, a distance of **600.930** feet to a point on the centerline of the creek; Thence, **North 46 degrees 29 minutes 41.00 seconds East**, a distance of **15.99** feet; Thence, **South 62 degrees 11 minutes 31.00 seconds East**, a distance of **49.110** feet to a point; Thence, **North 83 degrees 47 minutes 31.00 seconds East**, a distance of **8.890** feet to a point; Thence, **North 13 degrees 29 minutes 13.00 seconds East**, a distance of **11.020** to a point; Thence, **North 8 degrees 01 minutes 7.00 seconds West**, a distance of **22.050** feet to a point; Thence, **North 37 degrees 06 minutes 26.00 seconds East**, a distance of **6.140** feet to a point; Thence, **South 73 degrees 47 minutes 27.00 seconds East**, a distance of **14.480** feet to a point; Thence, **South 72 degrees 39 minutes 45.00 seconds East**, a distance of **19.970** feet to a point; Thence, **South 73 degrees 01 minutes 51.00 seconds East**, a distance of **13.700** feet to a point; Thence, **North 84 degrees 15 minutes 43.00 seconds East**, a distance of **29.670** feet to a point; Thence, **North 80 degrees 38 minutes 22.00 seconds East**, a distance of **48.00** feet to a point; Thence, **North 78 degrees 05 minutes 21.00 seconds East**, a distance of **16.110** feet to a point; Thence, **North 89 degrees 56 minutes 33 seconds East**, a distance of **6.610** feet to a point; Thence, **North 6 degrees 56 minutes 07.00 seconds East**, a distance of **16.310** feet to a point; Thence, **North 82 degrees 05 minutes 45.00 seconds East**, a distance of **11.800** feet to a point; Thence, **South 75 degrees 55 minutes 19.00 seconds East**, a distance of **24.040** feet to a point; Thence, **South 22 degrees 06 minutes 17.00 seconds East**, a distance of **13.190** feet to a point; Thence, **North 45 degrees 12 minutes 51.00 seconds East**, a distance of **22.630** feet to a point; Thence, **South 79 degrees 48 minutes 43.00 seconds East**, a distance of **34.780** feet to a point; Thence, **North 84 degrees 57 minutes 03.00 seconds East**, a distance of **24.770** feet to a point; Thence, **South 60 degrees 29 minutes 17.00 seconds East**, a distance of **24.760** feet to a point; Thence, **South 87 degrees 16 minutes 26.00 seconds East**, a distance of **24.360** feet to a point; Thence, **North 33 degrees 57 minutes 06.00 seconds West**, a distance of **8.990** feet to a point; Thence, **North 3 degrees 42 minutes 44.00 seconds East**, a distance of **21.330** feet to a point; Thence, **South 74 degrees 21 minutes 40.00 seconds East**, a distance of **35.200** feet to a point; Thence, **North 61 degrees 53 minutes 01.00 minutes East**, a distance of **46.960** feet to a point; Thence, **South 89 degrees 19 minutes 54.00 seconds East**, a distance of **24.920** feet to a point; Thence, **North 46 degrees 04 minutes 01.00 seconds East**, a distance of **19.500** feet to a point; Thence, **South 82 degrees 50 minutes 55 seconds East**, a distance of **8.120** feet to a point; Thence, **South 33 degrees 32 minutes 05.00 seconds East**, a distance of **12.070** feet to a point; Thence, **North 70 degrees 19 minutes 56.00 seconds East**, a distance of **9.170** feet to a point; Thence, **North 36 degrees 19 minutes 31.00 seconds East**, a distance of **16.720** feet to a point; Thence, **North 53 degrees 25 minutes 43.00 seconds East**, a distance of **31.420** feet to a point; Thence, **South 48 degrees 14 minutes 30.00 seconds East**, a distance of **5.810** feet to a point; Thence, **South 75 degrees 02 minutes 44.00 seconds East**, a distance of **16.670** feet to a point; Thence, **North 29 degrees 30 minutes 42.00 seconds East**, a distance of **27.740** feet to a point; Thence, **North 58 degrees 46 minutes 56.00 seconds East**, a distance of

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**241.540** feet to a point; Thence, **North 70 degrees 16 minutes 33.00 seconds East**, a distance of **335.850** feet to a point on the right of way line of Mink Livsey Road; Thence following the right of way line of Mink Livsey Road **North 4 degrees 35 minutes 20.00 seconds East**, a distance of **472.180** feet to a point; Thence, along the right of way line with the curvature, a distance of **154.38** feet, said counter clockwise arc having a radius of **2054.21** feet and being subtended by a chord bearing and distance of **North 02 degrees 26 minutes 10 seconds East**, a distance of **154.34** feet to a point with a rebar found, said rebar being the TRUE POINT OF BEGINNING.

Containing **18.9** acres, more or less.

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CASE NUMBER RZR2020-00048  
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GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 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 O-1 to R-60 by HARBORSTONE PROPERTIES, 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 DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from O-1 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, not to exceed a maximum of 70 units.
  - 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 façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. No direct lot access shall be allowed to Auburn Road.
  - B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Tama Hill Court frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include decorative masonry entrance features. A decorative fence shall be required along the Tama Hill Court and Auburn Road frontages. Landscape plans, entrance features, and fencing shall be subject to the review and approval of the Director of Planning and Development.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.
  - D. All grassed areas on dwelling lots shall be sodded.
  - E. Underground utilities shall be provided throughout the development.
  - F. Stormwater detention facilities 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.



CASE NUMBER RZR2020-00048

GCID 2020-1227

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diana King  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION  
OVERALL**

All that tract or parcel of land lying and being in Land Lot 3 of the 2nd District, GMD 1587, Gwinnett County, Georgia and being more particularly described as follows:

To find **The Point of Beginning**, Commence at the Intersection of the Westerly Right-of-Way of Georgia State Route 324 (a.k.a. Auburn Road, 60' R/W) and the Southeasterly Right-of-Way of Tama Hill Court (R/W Varies), said point being **THE TRUE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along said Right-of-Way the following three (3) courses and distances, South 47 degrees 18 minutes 09 seconds East for a distance of 79.60 feet to a Point; THENCE South 47 degrees 56 minutes 44 seconds East for a distance of 701.52 feet to a Point; THENCE along a curve to the left having a radius of 6394.87 feet and arc length of 303.34 feet being subtended by a chord of South 50 degrees 36 minutes 14 seconds East for a distance of 303.31 feet to a Point; THENCE leaving said Right-of-Way, South 51 degrees 58 minutes 18 seconds West for a distance of 844.85 feet to a 1/2" Rebar Found; THENCE North 45 degrees 35 minutes 54 seconds West for a distance of 402.14 feet to a 1/2" Rebar Found; THENCE North 45 degrees 26 minutes 56 seconds West for a distance of 583.04 feet to a Rock Found; THENCE South 51 degrees 13 minutes 21 seconds West for a distance of 18.44 feet to a Point; THENCE North 47 degrees 46 minutes 30 seconds West for a distance of 51.43 feet to a Point to a Point; THENCE North 51 degrees 14 minutes 33 seconds East for a distance of 26.61 feet to a Point; THENCE North 42 degrees 42 minutes 52 seconds East for a distance of 146.47 feet to a Point on the Southwesterly Right-of-Way of Tama Hill Court (R/W Varies); THENCE traveling along said Right-of-Way the following six (6) courses and distances, along a curve to the left having a radius of 181.59 feet and arc length of 143.00 feet being subtended by a chord of North 68 degrees 13 minutes 41 seconds East for a distance of 139.33 feet to a Point; THENCE North 42 degrees 41 minutes 57 seconds East for a distance of 314.90 feet to a Point; THENCE North 58 degrees 09 minutes 19 seconds East for a distance of 75.05 feet to a Point; THENCE North 40 degrees 50 minutes 11 seconds East for a distance of 80.34 feet to a Point; THENCE North 86 degrees 38 minutes 55 seconds East for a distance of 13.94 feet to a Point; THENCE North 42 degrees 41 minutes 51 seconds East for a distance of 20.23 feet to a Point at the aforesaid intersection of Georgia State Route 324 (a.k.a. Auburn Road) and Tama Hill Court, said point being **THE TRUE POINT OF BEGINNING**.

Said property contains 19.375 acres.

