

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in March 2021

CASE NUMBER RZC2021-00003  
GCID 2021-0045

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER 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 RM-8 & C-1 to C-2 by ATLANTIS ARNOLD RD, LLC for the proposed use of RESTAURANT WITH DRIVE THRU 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 MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>th</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from RM-8 & C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail, service-commercial, office, and accessory uses including a drive-thru restaurant. Operation of the drive-thru shall be limited to 5:00 AM to 12:00 AM, Sunday through Thursday, and 5:00 AM to 1:00 AM, Friday and Saturday.
  - 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. Provide odor scrubbers that will remove at least 90% of cooking odors for any restaurant exhaust, based on restaurant type, subject to approval by the Director of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a ten-foot wide landscaped strip outside the rights-of-way of Lawrenceville Highway and Arnold Road. Landscaping shall be in general accordance with the landscape plan dated February 11, 2021, prepared by AJC Design Group. Final landscape design is subject to approval by the Director of Planning and Development. Landscaping within the right-of-way, other than sod, is subject to approval by Gwinnett County Department of Transportation (GCDOT) and filing of a Maintenance and Indemnification Agreement prior to issuance a development permit.

- B. A black vinyl-coated chain link fence, minimum six feet in height, shall be provided along the north side of the buffer at the rear of the property.
  - 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 ten feet in height.
  - 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 nearby residentially zoned properties. The site lighting plan is subject to approval by the Director of Planning and Development.
  - F. The developer shall delineate a marked pedestrian pathway from the restaurant to the adjoining commercial site.
  - G. Dumpsters shall be screened by a 100 percent opaque brick wall with an opaque metal gate enclosure. Hours of pick-up shall be limited to between 7:00 am and 7:00 pm.
  - H. No outdoor loudspeakers shall be allowed with the exception of a speaker for the restaurant drive-thru. No amplified sounds shall be discernable from outside the project in residential areas. Rooftop HVAC and refrigeration equipment shall be screened.
  - 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.
3. To abide by the following requirements, dedications, and improvements.
- A. The applicant shall install "Do not Block the Box" signage and striping within the right-of-way of Arnold Road at the project entrance, subject to approval by GCDOT.

- B. A dedicated left turn lane in each direction on Arnold Road shall be provided subject to approval by GCDOT.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3/29/21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying in and being located in Land Lot 47 of the 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the mitered intersection of the southeasterly right of way U.S. Highway 29 (having a publicly dedicated 60 foot right of way) and the westerly right of way of Arnold Road (having a publicly dedicated 80 foot right of way), said capped rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of U.S. Highway 29 and continuing along said mitered intersection South 69 degrees 19 minutes 32 seconds East a distance of 38.71 feet to a 5/8 inch capped rebar set; Thence leaving said intersection and continuing along said right of way of Arnold Road the following courses and distances: along a curve to the right, said curve having a radius of 469.30 feet, with an arc distance of 241.21 feet, with a chord bearing of South 02 degrees 52 minutes 51 seconds East and a chord length of 238.56 feet to a 5/8-inch capped rebar set; South 11 degrees 22 minutes 23 seconds West a distance of 24.76 feet to a 5/8-inch capped rebar set; South 12 degrees 04 minutes 36 seconds West a distance of 248.50 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Arnold Road North 15 degrees 09 minutes 56 seconds West a distance of 474.08 feet to a 5/8-inch capped rebar set on said right of way of U.S. Highway 29; Thence continuing along said right of way of U.S. Highway 29 the following courses and distances: North 66 degrees 29 minutes 58 seconds East a distance of 58.62 feet to a point; along a curve to the left, said curve having a radius of 2376.93 feet, with an arc distance of 87.72 feet, with a chord bearing of North 64 degrees 08 minutes 37 seconds East and a chord length of 87.71 feet to a 5/8-inch capped rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 1.249 acres (54,387 square feet).

RZC2021-00003  
RECEIVED 11-06-20

CASE NUMBER RZC2021-00004  
GCID 2021-0187

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER CARDEN, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RM to C-1 by MARE PROPERTIES, LLC for the proposed use of CONVENIENCE STORE W/FUEL PUMPS (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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from RM to C-1 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3/29/21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





## DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 204, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

**Beginning** at a nail set at the intersection of the southerly right-of-way line of Sweetwater Road (80' wide) and the westerly right-of-way line of Sweetwater Club Drive (80' wide); Thence, along said westerly right-of-way line of Sweetwater Club Drive, South 37 degrees 40 minutes 40 seconds East 74.82 feet to an iron pin set at the beginning of a non-tangent curve concave southwesterly, said curve having a radius of 90.00 feet, the chord bearing and distance to said beginning of curve bears South 21 degrees 45 minutes 01 seconds East 49.40 feet; Thence, southeasterly along said curve and right-of-way line, an arc length of 50.04 feet to an iron pin set; Thence, continuing along said westerly right-of-way line, South 07 degrees 54 minutes 59 seconds West 14.97 feet to an iron pin set; Thence, continuing along said westerly right-of-way line, South 07 degrees 54 minutes 59 seconds West 87.34 feet to an iron pin set at the beginning of a non-tangent curve concave easterly and having a radius of 455.06 feet, the chord bearing and distance to said beginning of curve bears South 02 degrees 01 minute 37 seconds East 164.36 feet; Thence, southerly along said curve and westerly right-of-way line, an arc length of 165.27 feet to a point on said right-of-way; Thence leaving the westerly right-of-way line of Sweetwater Club Drive and proceeding South 63 degrees 36 minutes 00 seconds West 108.77 feet to a 1 ½" open top pipe found; Thence North 28 degrees 50 minutes 48 seconds West 366.34 feet to an iron pin set; Thence, continuing along said easterly line, North 28 degrees 50 minutes 48 seconds West 29.16 feet to an iron pin set at said southerly right-of-way line of Sweetwater Road; Thence, along said southerly right-of-way line of Sweetwater Road, North 87 degrees 09 minutes 12 seconds East 6.90 feet to an iron pin set at the beginning of a non-tangent curve concave northerly and having a radius of 460.00 feet, the chord bearing and distance to said beginning of curve bears North 72 degrees 13 minutes 56 seconds East 236.89 feet; Thence, northeasterly along said curve and said southerly right-of-way line, an arc length of 239.59 feet to the **Point of Beginning**.

Containing a total area of 71,223 square feet or 1.635 acres, more or less.

The above described property is shown on a Boundary and Topographic Survey for MARE PROPERTIES, LLC and prepared by Travis Pruitt & Associates, Inc., dated September 3, 2020. (FN: 166-D-185)

RECEIVED 11-24-2020  
RZC2021-00004

CASE NUMBER RZC2021-00005  
GCID 2021-0188

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to C-1 by 27<sup>TH</sup> GROUP PROPERTIES, LLC for the proposed use of CONVENIENCE STORE W/FUEL PUMPS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from O-1 to C-1 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3/29/21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## Legal Description

All that tract or parcel of land lying and being in Land Lot 169 of the 6th Land District, Gwinnett County, Georgia and being more particularly described as follows:

**BEGINNING** at the intersection of the southeasterly right-of-way line of Jimmy Carter Boulevard (100' r/w) and the southeasterly right-of-way line of Queen Anne Court (50' r/w), thence along said right-of-way line of Jimmy Carter Boulevard, S 19°44'58" E, a distance of 332.55 feet to a point, thence N 70°15'05" E, a distance of 25.00 feet to a ½" rebar found, said point being the **TRUE POINT OF BEGINNING**;

thence N 45°39'20" E, a distance of 363.86 feet to a ½" rebar found,  
thence S 43°49'45" E, a distance of 339.21 feet to a ½" rebar found,  
thence S 60°06'05" W, a distance of 502.10 feet to a point on said right-of-way line of Jimmy Carter Boulevard,  
thence along said right-of-way line, N 19°41'18" W, a distance of 226.73 feet to a ½" rebar found,  
thence N 70°15'05" E, a distance of 24.76 feet to a ½" rebar found,  
thence N 19°44'58" W, a distance of 20.00 feet to a point, and the **TRUE POINT OF BEGINNING**;

Said property contains 2.85 acres, more or less and more particularly shown on that drawing labeled "Engineering Survey of 2.85 Acre Site on Jimmy Carter Blvd", for CMB Design Group, prepared by SPG Surveying, LLC, dated October 19, 2020.



CASE NUMBER RZM2021-00001  
GCID 2021-0046

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER WATKINS, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

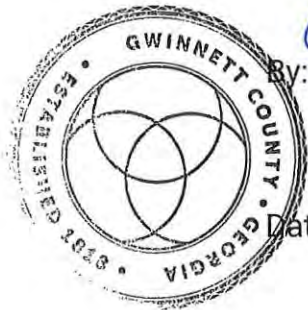
WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RM-24 by LDG DEVELOPMENT GROUP, LLC for the proposed use of APARTMENTS on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>th</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-24 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS



By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane King  
County Clerk/Deputy County Clerk

LEGAL DESCRIPTION

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOTS 182 AND 183, DISTRICT 5, GWINNETT COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF NEW HOPE ROAD (R/W VARIES) WITH THE NORTHWESTERLY RIGHT OF WAY OF SUGARLOAF PARKWAY (R/W VARIES); THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF SUGARLOAF PARKWAY, WHICH COINCIDES WITH THE SOUTHEAST LINE OF LAND LOT 182, THE FOLLOWING THREE (3) COURSES AND DISTANCES SOUTH 60 DEGREES 19 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 127.20 FEET TO A POINT; THENCE SOUTH 60 DEGREES 21 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 791.60 FEET TO A 1/2" REBAR FOUND; THENCE SOUTH 59 DEGREES 43 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 78.00 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING AND BEING 1537.00 FEET SOUTHWEST OF THE SOUTHEAST CORNER OF LAND LOT 182;

WITH THE POINT OF BEGINNING THUS ESTABLISHED, THENCE CONTINUING ALONG SAID RIGHT OF WAY AND LAND LOT LINE SOUTH 59 DEGREES 42 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 213.46 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE AND CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 21 DEGREES 22 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 110.43 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 64 DEGREES 20 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 382.04 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH MARGIN OF THE FORMER RIGHT OF WAY OF NEW HOPE ROAD (ABANDONED); THENCE LEAVING SUGARLOAF PARKWAY AND TRAVELING ALONG THE FORMER NORTH RIGHT OF WAY OF NEW HOPE ROAD NORTH 86 DEGREES 46 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 340.95 FEET TO A CONCRETE MONUMENT FOUND ON THE CURRENT SOUTHEASTERLY RIGHT OF WAY OF NEW HOPE ROAD (R/W VARIES, 40 FEET FROM THE CENTERLINE AT THAT POINT); THENCE TRAVELING ALONG THE CURRENT SOUTHEAST RIGHT OF WAY OF NEW HOPE ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 486.69 FEET AND A RADIUS OF 770.00 FEET, BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 34 MINUTES 20 SECONDS EAST A DISTANCE OF 478.63 FEET TO A POINT; THENCE NORTH 30 DEGREES 27 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 584.13 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY SOUTH 30 DEGREES 39 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 518.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.328 ACRES AND IS DEPICTED AS PARCEL 1 ON THAT CERTAIN ALTA/NSPS PLAT OF SURVEY FOR REALTY MANAGEMENT GROUP, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED OCTOBER 1, 2020.

TOGETHER WITH:

RECEIVED BY PLANNING &  
DEVELOPMENT  
11/5/2020  
RZM2021-00001

CASE NUMBER RZM2021-00006  
GCID 2021-0195

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER WATKINS, 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 MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from R-100 to R-TH is hereby **DENIED WITHOUT PREJUDICE**.

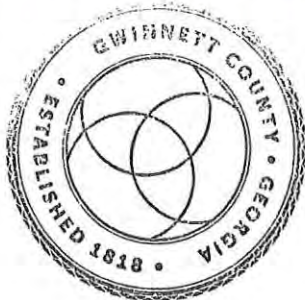
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Debra 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 162 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A POINT IN THE CENTERLINE OF WILLOW WIND DRIVE WITH THE RIGHT OF WAY OF GRAYSON HIGHWAY, (GA. HWY. NO. 20); THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY OF GRAYSON HIGHWAY A DISTANCE OF 1088.20' TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE North 58 degrees 08 minutes 27 seconds East for a distance of 944.93 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 41 degrees 01 minutes 53 seconds East for a distance of 195.96 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 47 degrees 04 minutes 43 seconds East for a distance of 370.34 feet TO A POINT IN THE CENTERLINE OF BAY CREEK ROAD;

THENCE South 58 degrees 08 minutes 27 seconds West for a distance of 1175.78 feet TO A POINT ON THE EASTERLY RIGHT OF WAY OF GRAYSON HIGHWAY;

THENCE North 21 degrees 19 minutes 42 seconds West for a distance of 560.24 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 13.32 acres more or less.

RECEIVED BY

DEC 07 2020

Planning & Development

RZM '21006

CASE NUMBER RZR2021-00004

GCID 2021-0196

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Nay
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Nay

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On motion of COMMISSIONER WATKINS, 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 RA-200 to R-75 by MARLEY CONSTRUCTION, 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 MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 266, 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at the southwesterly intersection of Victoria Walk Lane and Ewing Chapel Road and running thence along the western right-of way of Ewing Chapel Road in a southwesterly direction an distance of 138.02 feet to an iron pin at the True Point of Beginning.

Beginning at the True Point of Beginning and running thence along the western right-of-way of Ewing Chapel Road on a bearing of S 64<sup>0</sup>38' W and a distance of 269.8 feet to an iron pin; running thence on a bearing of N 82<sup>0</sup>18' W and a distance of 1204.7 feet to an iron pin; running thence on a bearing of N 31<sup>0</sup>34' W and a distance of 1006.4 feet to an iron pin; running thence on a bearing of S 67<sup>0</sup>30' E and a distance of 1961.81 feet to an iron pin at the True Point of Beginning.

Said tract containing 17.32 acres a shown on a survey by Paul M. Tomkins dated 2-24-84 and recorded on Plat Book 25, Page 77 of the Gwinnett County Records.

RECEIVED BY

RZR '21004

DEC 04 2020

Planning&Development

CASE NUMBER CIC2021-00004  
GCID 2021-0304

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

To restrict the use of the property as follows:

- A. Retail and service commercial and accessory uses. 24-hour operations shall be prohibited. The following uses shall be prohibited: convenience stores, gasoline pumps, adult entertainment, adult bookstores, tattoo parlors, self-service laundries, car washes, pawn shops, title loan facilities, liquor stores, check cashing facilities, precious metals dealers and automotive sales uses. No more than two drive-thru restaurants shall be permitted.

(Note: the following shall apply if any subsequent SUP for automobile repair is granted for the property) No more than one automotive repair use shall be permitted. Overnight outdoor parking for the single automotive repair use shall be prohibited. Automotive repair use shall be AAA Automotive or similar quality, with bay doors facing to the side or rear of the building (away from Scenic Highway right-of-way) with architectural treatments consistent with the AAA Automotive elevations submitted at the Planning Commission hearing on November 7, 2012.

- B. Submit architectural and landscape plans (including architectural elevations of all buildings) for the review and approval of the Director of Planning and Development.
- C. Outdoor storage shall be prohibited. Temporary Outdoor Activity (such as "sidewalk sales") shall be allowed, consistent with the requirements of Section 18-71 and 18-72 of the Code of Ordinances of Gwinnett County.
- D. All buildings within the development, including any out parcels, shall be designed with complementary exterior materials, designs and color schemes resulting in a

cohesive and consistent overall architectural style, and the materials shall be consistent with the elevations submitted to the Department of Planning and Development as part of this rezoning, being the same elevations shown at the Planning Commission public hearing on November 7, 2012. Developer shall submit a concept plan to the Director of Planning and Development for review and approval.

- E. Outparcel development shall not have direct access to Scenic Highway, and the exterior facades of all outparcel buildings shall be finished on all four sides with architectural treatments primarily of glass, brick and/or stone. Stucco may only be used as an accent material. Excluded from this provision are all national restaurant chains with standard prototypical elevations and color schemes, as long as those schemes are complementary with the overall shopping center design.
- F. Delivery hours for uses adjacent to Knollwood Lakes and Scenic Lakes shall be limited to 7:00 a.m. to 9:00 p.m. Monday through Saturday, and 10:00 a.m. to 8:00 p.m. on Sunday. All delivery vehicles over six wheels shall enter and exit at the Essex Drive light. Restrictive signage shall be posted as appropriate.
- G. Dumpster which can be seen from adjacent properties, parking lots and/or adjacent rights-of-way shall be screened by brick, stucco or split-face block construction at least six-feet in height, which will coordinate with the building architecture and include opaque gated entries. Hours of dumpster pickup shall be limited to 7:00 a.m. to 8:00 p.m. Monday through Saturday only (no Sunday pick-up allowed).
- H. No amplified sounds shall be discernible from outside the development. Loudspeakers for outdoor paging are prohibited. Rooftop HVAC and mechanical equipment shall be screened from street level view and in a manner, which tends to direct the noise upwards or toward the front of the development.
- I. No freestanding billboards shall be permitted. Ground signs shall be limited to monument-type signs with masonry bases matching the architecture. Electronic reader, neon, blinking neon, flashing, portable, inflatable and temporary signage shall be prohibited.
- J. There shall be no access from the development to Webb Gin House Road.



- K. Interparcel access to The Shoppes at Webb Gin shall be provided if feasible (as determined by the Director).
  - L. Developer shall require a charcoal filter air purifying system on all cooking exhaust equipment to be maintained monthly.
  - M. To lend the appearance of multi-tenant occupancy, facades of multi-tenant buildings shall be varied in depth or parapet height. Distinct architectural entry identities for individual tenant entrances shall be provided for suites exceeding 10,000 square feet. Roof parapets shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations shall be one foot and may be provided in height offset or façade projections. Building design shall include minimum one-foot deep cornices, extending along the entire front of buildings and the sides of buildings at least ten feet. Building design shall include a minimum one-foot high contrasting base, extending along the entire front of buildings and the sides of buildings at least ten feet.
2. To satisfy the following site development considerations:
- A. Natural vegetation shall remain on the property until the issuance of a development permit.
  - B. Provide an undisturbed-buffer adjacent to residentially zoned property. Buffer width shall be according to the specific dimensions shown on the site plan submitted to the Department of Planning and Development as part of this rezoning and being the same site plan show at the Planning Commission public hearing on November 7, 2012. In addition to the undisturbed buffer, a 25-foot graded and replanted buffer shall be located on the interior side of the overall buffer area and plantings shall include three staggered rows of Cryptomeria to provide an effective visual screen. Final buffer and screening design and screening plant selections shall be submitted for review and approval by the Director of Planning and Development. A six-foot tall black or green vinyl-coated chain link fence shall be provided (or repaired if the fence is existing) along the interior of the buffer area that is adjacent to the Knollwood Lakes and Scenic Lakes subdivisions. Fence shall be regularly inspected and maintained as needed.
  - C. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.
  - D. Provide five-foot wide landscaped strips adjacent to all outparcels.

- E. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
  - F. Peddlers shall be prohibited.
  - G. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  - H. All new utility lines shall be located underground.
  - I. Developer will provide landscaped islands throughout all surface parking areas as required by the Gwinnett County Buffer, Landscape and Tree Ordinance.
  - J. No building within the development shall be located less than 250-feet from any residential property line common to residential lots within the Knollwood Lakes subdivision, or less than 200-feet from any residential property line common to the residential lots within the Scenic Lakes subdivision.
3. To abide by the following requirements, dedications and improvements:
- A. Developer shall instruct all contractors and subcontractors that they and their employees are prohibited/forbidden from using the Knollwood Lakes subdivision as a cut-through.
  - B. Sidewalks shall be installed along entire Scenic Highway frontage from the existing sidewalk at The Shoppes at Webb Gin (unless existing intermittent streams must be crossed) and connecting to the existing sidewalk at Scenic Lakes (subject to the granting of necessary easements by adjacent property owners). Sidewalks shall be of the same width and construction as the existing sidewalk in front of The Shoppes at Webb Gin.
  - C. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine onto adjacent properties. At no cost to Gwinnett County, the Developer shall provide photometric readings along the common property lines of adjacent residentially zoned properties after all site lighting has been installed. Readings shall be taken in the horizontal and vertical plane and shall show a net increase of no more than 0.1-foot candles. A report of the photometric readings shall be reviewed by the Director of Planning and Development.

- D. The existing traffic signal at Essex Drive shall be synchronized and/or upgraded at the Developer's expense to optimize ingress/egress and timing sequence with the signal(s) at Webb Gin House Road.
- E. Stormwater discharges from the on-site stormwater management facilities shall be into existing natural drainage features (such as existing streams, swales, etc.) and shall not increase the rate of flow into those drainage features. There shall be no increase in the rate of surface water runoff onto any adjacent residential property, and detention ponds shall be located outside buffers and designed in accordance with the Gwinnett Stormwater Systems and Facilities Installation Standards and Specifications, as well as The Manual for Erosion and Sediment Control in Georgia, so as to protect adjacent residential properties.
- F. Coordinate with Gwinnett County DOT Project Manager for widening project F-1263 on Scenic Highway.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## EXHIBIT "A"

### LEGAL DESCRIPTION

#### **OUTLOT-2**

A Tract of land situated in Land Lot 86, 5<sup>th</sup> District, Gwinnet County, Georgia; the bearings of which are based on State Plan Grid (Georgia West or East Zone) and being more particularly described as follows:

Commencing at a 1" open top pipe, said pipe being the Southeasterly corner of Land Lot 86 (common to Land Lots 86, 87, 106, & 107), said pipe also being the Southeasterly corner of The Villas of Knollwood Lakes Subdivision, Unit One (Pb 105 Pg 34); Thence S65°08'17"W for a distance of 1862.94 feet to a N°4 rebar with cap and the **Point of Beginning** of the Tract herein described:

Thence N75°15'04"W for a distance of 279.50 feet to a No.4 rebar with cap, said rebar also being on the Easterly Right-of-Way of Georgia Highway 124 (variable r/w);

Thence along said Easterly Right-of-Way N14°44'57"E for a distance of 185.01 feet to a pk nail, said pk nail also being on the Southerly line of lands now or formerly owned by Carmike Cinemas, LLC (Db 52556 Pg 197/213);

Thence along said Southerly line the following courses and distances: S75°15'04"E for a distance of 264.50 feet a N°4 rebar with cap, S30°15'04"E for a distance of 21.22, S14°44'57"W for a distance of 170.00 feet to the **Point of Beginning**.

Containing 1.18 acres or 51,595 square feet as depicted on a Final Plat prepared by Paulson Mitchell, Inc.; dated 14 March 2013, last revised 24 April 2019 (Project N°2011117).

#### **OUTLOT-4**

A Tract of land situated in Land Lot 86, 5<sup>th</sup> District, Gwinnet County, Georgia; the bearings of which are based on State Plan Grid (Georgia West or East Zone) and being more particularly described as follows:

Commencing at a 1" open top pipe, said pipe being the Southeasterly corner of Land Lot 86 (common to Land Lots 86, 87, 106, & 107), said pipe also being the Southeasterly corner of The Villas of Knollwood Lakes Subdivision, Unit One (Pb 105 Pg 34); Thence S54°31'06"W for a distance of 2243.56 feet to a N°4 rebar with cap and the **Point of Beginning** of the Tract herein described:

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CIC '21004

Thence N75°00'01"W for a distance of 279.51 to a N°4 rebar with cap, said rebar also being on the Easterly Right-of-Way of Georgia Highway 124 (variable r/w);

Thence along said Easterly Right-of-Way, N14°44'57"E for a distance of 230.49 feet to a pk nail;

Thence leaving said Easterly Right-of-Way, S75°15'04"E for a distance of 264.50 feet to a N°4 rebar with cap;

Thence S30°15'04"E for a distance of 21.22 feet to a N°4 rebar with cap;

Thence S14°44'57"W for a distance of 128.68 feet to a N°4 rebar with cap;

Thence S14°44'57"W for a distance of 88.03 feet to the **Point of Beginning**. Containing 1.48 acres or 64,479 square feet as depicted on a Final Plat prepared by Paulson Mitchell, Inc.; dated 14 March 2013, last revised 14 August 2015 (Project N°2011117).

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CIC '21004

CASE NUMBER CIC2021-00005  
GCID 2021-0305

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Nay
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER FOSQUE, 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 DRB GROUP GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned TND 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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

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

- A. Single family attached and detached dwellings and accessory structures. The total number and mix of townhomes, villas, and single-family dwellings shall be as shown on the site plan submitted November 13, 2019.
- B. The minimum heated floor area per dwelling shall be as follows:
  - i. Townhomes: 1,600 square feet
  - ii. Villas: 2,000 square feet
  - iii. Small Lot dwellings: 2,000 square feet
  - iv. Mid-size Lot and larger dwellings: 2,000 square feet
- C. Attached homes shall be constructed with front façades 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 brick or stacked stone water table.
- D. Detached homes shall be constructed with front façades of brick, stacked stone and/or fiber-cement siding or shake. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum three-foot brick or stacked stone water table.
- E. All dwellings shall have a minimum two-car garage. Alleys and rear entry garages shall be constructed as shown on the submitted site plan and shall be a maximum width of 16 feet with no curb or roll-back curb only. One access point from a public right-of-way or a private street to the alley shall be required for

every eight homes served by the alley. Final layout shall be subject to the review and approval by the Director of Planning and Development.

- F. A minimum of one on-street parking space shall be provided for every three rear-entry homes. On-street parking shall be designed so as to provide landscaped islands between every four spaces and parking shall be offset on the other side of the street so as to only allow parking on one side of the street at any given location.

2. To satisfy the following site development considerations:

- A. Provide a 35-foot wide buffer along the exterior property lines adjacent to R-100 zoned property.
- B. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
- C. Common area and a recreation area shall be provided in general accordance with the submitted site plan. Pocket parks with amenities shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational/common areas shall be subject to the review and approval by the Director of Planning and Development.
- D. All utilities shall be placed underground.
- E. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be screened from view of adjacent residences with a double staggered row of evergreens.
- F. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
- G. All grassed areas on dwelling lots shall be sodded.
- H. No direct lot access shall be allowed to Winder Highway and Cedars Road.

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

- A. Prior to the issuance of a development permit, the applicant shall provide a traffic impact study.



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

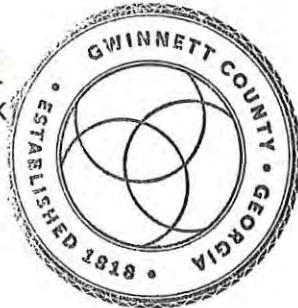
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION OVERALL

All that tract or parcel of land lying and being in Land Lots 210, 211, 238 & 239 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, Commence at the Intersection of the Southeasterly Right-of-Way of Winder Highway (R/W Varies) and the Northerly end of the mitered Right-of-Way of Cedars Road (80' R/W); THENCE leaving said intersection and traveling along the Southeasterly Right-of-Way of Winder Highway the following two (2) courses and distances along a curve to the right having a radius of 901.85 feet and arc length of 169.30 feet being subtended by a chord of North 46 degrees 40 minutes 23 seconds East for a distance of 169.05 feet to a ½" Rebar Found; Thence with a compound curve to the right having a radius of 901.85 feet and arc length of 176.98 feet being subtended by a chord of North 57 degrees 40 minutes 22 seconds East for a distance of 176.70 feet to a Point; said point being **THE POINT OF BEGINNING**.

THENCE from point as thus established and continuing along aforesaid Right-of-Way of Winder Highway the following four (4) courses and distances, North 28 degrees 54 minutes 18 seconds West for a distance of 19.39 feet to a point; THENCE along a curve to the right having a radius of 2770.78 feet and arc length of 100.47 feet being subtended by a chord of North 66 degrees 01 minutes 28 seconds East for a distance of 100.47 feet to a ½" Rebar Found; THENCE along a curve to the right having a radius of 2770.78 feet and arc length of 149.59 feet being subtended by a chord of North 68 degrees 42 minutes 06 seconds East for a distance of 149.47 feet to a Point; THENCE North 70 degrees 12 minutes 37 seconds East for a distance of 118.79 feet to a 1/2" Rebar Found with Cap (PPI Traverse); THENCE leaving said Right-of-Way, South 28 degrees 47 minutes 39 seconds East for a distance of 545.68 feet to a 1/2" Rebar Found with Cap (PPI Traverse) on the Land Lot Line Common to Land Lots 238 & 239; THENCE continuing along said Land Lot Line the following three (3) courses and distances North 59 degrees 13 minutes 36 seconds East for a distance of 322.24 feet to a ½" Rebar Found; THENCE North 59 degrees 14 minutes 25 seconds East for a distance of 186.16 feet to a ½" Rebar Found; THENCE North 59 degrees 13 minutes 53 seconds East for a distance of 427.50 feet to a Point on the centerline of the Alcovy River; THENCE leaving said Land Lot Line and traveling along the centerline of Alcovy River the following nine (9) courses and distances, South 36 degrees 23 minutes 26 seconds East for a distance of 12.81 feet to a Point; THENCE South 42 degrees 46 minutes 48 seconds East for a distance of 35.58 feet to a Point; THENCE South 46 degrees 56 minutes 25 seconds East for a distance of 72.43 feet to a Point; THENCE South 47 degrees 54 minutes 30 seconds East for a distance of 69.47 feet to a Point; THENCE South 57 degrees 14 minutes 30 seconds East for a distance of 74.27 feet to a Point; THENCE South 53 degrees 42 minutes 59 seconds East for a distance of 57.24 feet to a Point; THENCE South 42 degrees 33 minutes 41 seconds East for a distance of 92.94 feet to a Point; THENCE South 59 degrees 34 minutes 03 seconds East for a distance of 135.53 feet to a Point; THENCE South 62 degrees 31 minutes 07 seconds East for a distance of 20.33 feet to a Point; THENCE leaving said River, South 57 degrees 28 minutes 40 seconds West for a distance of 686.08 feet to a ½" Open Top Pipe

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Found; THENCE South 57 degrees 31 minutes 41 seconds West for a distance of 836.84 feet to a 5/8" Rebar Found; THENCE South 57 degrees 54 minutes 29 seconds West for a distance of 210.41 feet to a Point; THENCE South 57 degrees 33 minutes 02 seconds West for a distance of 369.31 feet to an Iron Pin Set on the aforesaid Right-of-Way of Cedars Road; THENCE traveling along said Right-of-Way the following ten (10) courses and distances along a curve to the right having a radius of 341.97 feet and arc length of 74.83 feet being subtended by a chord of North 12 degrees 42 minutes 25 seconds West for a distance of 74.68 feet to a Point; THENCE North 06 degrees 20 minutes 26 seconds West for a distance of 125.51 feet to a Point; THENCE along a curve to the left having a radius of 755.55 feet and arc length of 180.39 feet being subtended by a chord of North 13 degrees 10 minutes 50 seconds West for a distance of 179.96 feet to a Point; THENCE North 21 degrees 35 minutes 52 seconds West for a distance of 76.57 feet to a Point; THENCE North 23 degrees 35 minutes 31 seconds West for a distance of 84.42 feet to a Point; THENCE along a curve to the left having a radius of 1567.89 feet and arc length of 86.58 feet being subtended by a chord of North 25 degrees 05 minutes 07 seconds West for a distance of 86.57 feet to a Point; THENCE along a curve to the left having a radius of 1567.89 feet and arc length of 241.36 feet being subtended by a chord of North 31 degrees 04 minutes 39 seconds West for a distance of 241.12 feet to a Point; THENCE North 35 degrees 29 minutes 15 seconds West for a distance of 54.06 feet to a Point; THENCE North 35 degrees 29 minutes 15 seconds West for a distance of 49.02 feet to a Point; THENCE along a curve to the right having a radius of 960.00 feet and arc length of 216.61 feet being subtended by a chord of North 29 degrees 01 minutes 24 seconds West for a distance of 216.15 feet to an Iron Pin Set; THENCE North 41 degrees 38 minutes 37 seconds East for a distance of 15.45 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, North 41 degrees 38 minutes 37 seconds East for a distance of 384.61 feet to a 1/2" Rebar Found, THENCE North 43 degrees 54 minutes 28 seconds East for a distance of 104.76 feet to a Point; THENCE North 28 degrees 54 minutes 18 seconds West for a distance of 142.02 feet to a point, said Point being **THE POINT OF BEGINNING**.

Said property contains 38.205 Acres.



CASE NUMBER CIC2021-00006  
GCID 2021-0306

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER WATKINS, 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 ROMAN INTERNATIONAL, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 03/29/21

ATTEST:

Diana...  
County Clerk/Deputy County Clerk

The seal of Gwinnett County, Georgia, is circular with a double border. The outer border contains the text "GWINNETT COUNTY • GEORGIA" at the top and "ESTABLISHED 1842" at the bottom. The inner border contains the text "COUNTY CLERK". In the center of the seal is a stylized logo consisting of three overlapping circles.

EXHIBIT A  
(Legal Description)

All that tract or parcel of land lying and being in Land Lot 52 of the 6<sup>th</sup> District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin found located on the northwesterly right of way of Highway 78. (apparent 100 foot right of way), said iron pin being located at the southernmost corner of property of property now or formerly George Giannokosatas (Deed Book 17825, Page 146, Gwinnett County, Georgia records), said iron pin found also being located at the common corner of property now or formerly George Giannokosatas and David R. Wentz; running thence along the northwesterly right of way of Highway 78 south 59 degrees 26 minutes 45 seconds west, a distance of 159.87 feet to an open top pipe found; running thence along the northeasterly line of property now or formerly Lynwood P. Cleaveland (Deed Book 41234, Page 65, Gwinnett County, Georgia records) north 29 degrees 43 minutes 00 seconds west a distance of 459.20 feet to an iron pin set; running thence along property now or formerly Martin Brothers (Deed Book 17591, Page 152, Gwinnett County, Georgia records) north 58 degrees 19 minutes 57 seconds east a distance of 163.10 feet to an iron pin set; running thence along property now or formerly Allison Machinery Co. (Deed Book 2'668, Page 215, Gwinnett County, Georgia records) and property now or formerly George Giannokosatas (Deed Book 17825, Page 146, Gwinnett County, Georgia records) south 29 degrees 19 minutes 36 seconds east a distance of 462.42 to an iron pin found and the point of beginning.

Said tract being depicted in on that certain plat of survey for Amazing Autos, dated 07/12/2006, prepared by Gordon Story and Associates, Gordon C. Story, Jr., RLS 2076.

C/C 21006

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Planning&Development

CASE NUMBER CIC2021-00007  
GCID 2021-0307

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER CARDEN, 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 BRIDGELINE PROPERTIES, LLC to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED**.

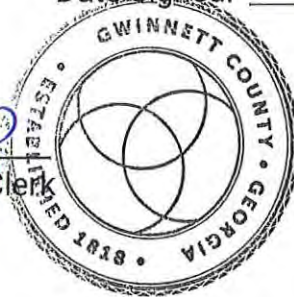
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





**ARC WAY - AS-SURVEYED LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 184 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" CAPPED REBAR SET AT THE NORTH EAST CORNER OF THE RIGHT OF WAY INTERSECTION OF BEAVER RUIN ROAD (VARIABLE R/W) AND ARC WAY (80' R/W) SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EASTERN RIGHT OF WAY LINE OF BEAVER RUIN ROAD N 13°05'34" E A DISTANCE OF 8.20' TO A ½" CAPPED REBAR SET; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 81.89', A RADIUS OF 1215.43', A CHORD BEARING OF N 11°09'46" E, AND A CHORD LENGTH OF 81.87' TO A ½" CAPPED REBAR SET; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY S 80°46'02" E A DISTANCE OF 23.00' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 08°42'35" E A DISTANCE OF 22.61' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY N 81°48'48" W A DISTANCE OF 23.00' TO A CONCRETE MONUMENT FOUND; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT HAVING AN ARC LENGTH OF 19.17', A RADIUS OF 2118.62', A CHORD BEARING OF N 07°49'55" E, AND A CHORD LENGTH OF 19.17' TO A ½" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY N 60°25'30" E A DISTANCE OF 294.41' TO A 5/8" REBAR FOUND; THENCE S 28°35'55" E A DISTANCE OF 202.71' TO A ½" CAPPED REBAR SET ALONG THE NORTHERN RIGHT OF WAY LINE OF ARC WAY; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 255.63', A RADIUS OF 1525.46', A CHORD BEARING OF S 72°51'20" W, AND A CHORD LENGTH OF 255.33', TO A ½" CAPPED REBAR SET; THENCE CONTINUING ALONG THE AFORESAID RIGHT OF WAY S 80°53'18" W A DISTANCE OF 134.47' TO A ½" CAPPED REBAR SET, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID PARCEL HAVING AN AREA OF 55,681 SQUARE FEET, OR 1.2783 ACRES.

RECEIVED BY  
PLANNING & DEVELOPMENT  
JANUARY 4, 2021  
CIC2021-00007

CASE NUMBER SUP2021-00012  
GCID 2021-0308

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER 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 YOUSSEF SEHA 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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, 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. The special use 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. Provide a ten-foot wide landscaped strip outside the right of way of Old Norcross Road. Landscape plans shall be subject to review and approval by the Director of Planning and Development.
3. Automobile sales shall be prohibited.
4. Buildings shall be constructed with architectural treatments of glass, brick or stone. Stucco may be used as an accent material.
5. All repair activities shall be conducted indoors. No repairs may occur in the parking lot.
6. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
7. All vehicles awaiting repair shall be parked in the paved area to the rear of the building or inside, and not to the front or side of the building.
8. Overnight parking of customer vehicles shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.
9. No amplified sounds shall be discernable from outside the development.

10. 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.
11. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.

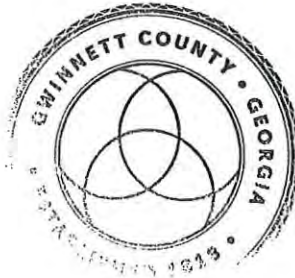
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION  
2064 OLD NORCROSS ROAD  
LAWRENCEVILLE, GA 30044  
A. A. CRAIG ESTATES SUBDIVISION  
UNIT 1, LOT 5

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 36 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A 1/2" REBAR AT THE END OF A MITERED INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY OF CRUSE ROAD (HAVING AN 80' RIGHT-OF-WAY) AND THE NORTHEAST RIGHT-OF-WAY OF OAKLAND ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE FOLLOWING SAID RIGHT-OF-WAY OF OAKLAND ROAD NORTH 27 DEGREES 35 MINUTES 15 SECONDS WEST A DISTANCE OF 363.06 FEET TO A 1/2" REBAR; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 26 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 260.96 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 27 DEGREES 00 MINUTES 30 SECONDS WEST A DISTANCE OF 175.65 FEET TO A 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 168.53 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 250.00 FEET TO A NAIL FOUND ON THE SOUTH RIGHT-OF-WAY OF OLD NORCROSS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 89 DEGREES 29 MINUTES 59 SECONDS EAST A DISTANCE OF 87.12 FEET TO A 1/2" REBAR; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00 DEGREES 30 MINUTES 01 SECONDS EAST A DISTANCE OF 120.00 FEET TO AN "X" FOUND IN CONCRETE; THENCE SOUTH 27 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 145.83 FEET TO A 1/2" REBAR; THENCE SOUTH 89 DEGREES 29 MINUTES 59 SECONDS WEST A DISTANCE OF 153.20 FEET TO A 5/8" REBAR, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 26,075 SQUARE FEET / 0.599 ACRES.

RECEIVED BY 7

DEC 21 2020

Planning & Development

SUP '21012

CASE NUMBER SUP2021-00013  
GCID 2021-0309

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER WATKINS, 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 AKRAM ABDELMASIH for the proposed use of AUTOMOBILE BODY & REPAIR SHOP (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3.29.21

ATTEST:

Dick Kemp  
County Clerk/Deputy County Clerk



## Legal Description

ALL that tract or Parcel of land lying and being in Land Lot 53 of the 6<sup>TH</sup> district, Gwinnett County, Georgia, being Lot 3, Block B, Hewatt Road Office Park, as shown on that certain plat of record in Plat Book 71, Page 23, Gwinnett County records, and being more particularly described as follows:

BEGINNING at a ½" rebar found on the southerly right-of-way line of Hewatt Court, said rebar being 765.49 feet northeasterly from the right-of-way line of Hewatt Road; running thence along said right-of-way line N60°43'34"E a distance of 114.91 feet to a ½" rebar; thence leaving said right-of-way line and running S29°01'27"E a distance of 181.91 feet to a ½" rebar; running thence S60°40'57"W a distance of 115.00 feet to a capped rebar set; running thence N28°59'48"W a distance of 182.00 feet to a ½" rebar and the POINT OF BEGINNING.

Said tract being 0.480 acres

RECEIVED BY

DEC 22 2020

Planning & Development

SUP '21 013



CASE NUMBER SUP2021-00016  
GCID 2021-0310

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER WATKINS, 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 CECILYN MURRAY-BARRETT for the proposed use of COMMUNITY LIVING ARRANGEMENT 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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



DEED B: 56804 P: 00259  
08/12/2019 04:25:55 PM Pgs: 1 Fees: \$ 10.00  
TTax: \$235.00  
Richard T. Alexander, Jr., Clerk of Superior Court  
Gwinnett County, Georgia  
0672019020271

Return Recorded Document to:  
MEREDITH SHEARER & ASSOCIATES, LLC  
1225 JOHNSON FERRY RD BLDG 100, STE 100  
MARIETTA, GA 30068

LIMITED  
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

FILE #: 19-673

This Indenture made this 31st day of July, 2019 between PAULINE R. HUNT, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor and CECILYN MURRAY-BARRETT, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land, with house and all other improvements located thereon, lying and being in Land Lot 318 of the 4th District of Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an iron pin on the Southeasterly side of Lee Road (based on an 80 foot right of way), 774.71 feet Southwesterly as measured along the Southeasterly side of Lee Road from the intersection formed by the Southeasterly side of Lee Road and the Westerly side of Lenora Church Road; thence Southeasterly 300 feet to an iron pin; thence Southwesterly and forming an interior angle of 94 degrees 32 minutes with the preceding course, 145.2 feet to an iron pin; thence Northwesterly and forming an interior angle of 89 degrees 28 minutes with the preceding courses, 300 feet to an iron pin on the Southeasterly side of Lee Road; thence Northeasterly along the Southeasterly side of Lee Road and forming an interior angle of 94 degrees 32 minutes with the preceding course; 145.2 feet to the iron pin at the point of beginning, said parcel containing 1.0 acre, more or less, and described according to the plat of survey made by Noel W. Cook, Land Surveyor, dated June 7, 1979.

Parcel ID: R4318 034

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

RECEIVED BY  
PLANNING & DEVELOPMENT  
JANUARY 4, 2021  
SUP2021-00016

CASE NUMBER SUP2021-00018  
GCID 2021-0312

WINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER WATKINS, 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 RENEW WORLD OUTREACH, INC for the proposed use of PLACE OF WORSHIP 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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. A place of worship and accessory uses, not including a daycare facility or private school unless approved by an additional Special Use Permit.
2. Final building elevations shall be subject to review and approval by the Director of Planning and Development.
3. Required buffers shall be reduced to zero feet adjacent to the residentially zoned portion of the same parcel.
4. Parking shall be permitted within the front setback area.
5. Outdoor recreation facilities shall be prohibited.
6. Outdoor loudspeakers shall be prohibited.
7. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Any ground sign(s) shall not exceed six feet in height.
8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign twirlers shall be prohibited.
9. Outdoor storage shall be prohibited.

10. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
11. 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.
12. These conditions apply to the area immediately around the chapel in accordance with the site plan presented at the March 2, 2021, Planning Commission meeting.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Dia Kemp  
County Clerk/Deputy County Clerk



**EXHIBIT "A"**  
**RENEW WORLD OUTREACH**

**LEGAL DESCRIPTION OF THE PROPERTY**

ALL THAT TRACT OR PARCEL of land lying and being in District 6, Land Lot 26, Gwinnett County, Georgia, located off of Wycliffe Way, as shown on the SUP PLAN for Chapel For: 'Renew World Outreach', prepared by Bullard Land Planning, Inc. Dated December 30, 2020, more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the point where the eastern R/W of Wycliffe Way Intersects the southern R/W of Wycliffe Drive, Thence along the eastern R/W in a southeasterly direction 428.82 to a PK Nail Found; set that is the TRUE POINT OF BEGINNING. Thence, N08°39'15"W for a distance of 170.86' feet to an 1" OTP, Thence, N 60°20'08" E for a distance of 11.17 feet to an 1" OTP, Thence, N81°18'21" E for a distance of 553.63 feet to an IPS. Thence, S75°34'42" E for a distance of 234.88 feet to a 5/8" RBF. Thence, S60°15'32" E for a distance of 191.82 feet to an IPS. Thence, S26°14' 30" E for a distance of 176.11 feet to a point on an 1/2"RBF. Thence, S 00°02'55" E for a distance of 182.51 feet to a 5/8" RBF. Thence, S60°30'17"W for a distance of 300.27 feet to a point an IPS. Thence, N29°28'44" W for a distance of 154.48 feet to an IPS. Thence, S 60° 31' 16" W for a distance of 134.67 feet to the beginning of a curve, Said curve turning to the right through an angle of 07° 33' 20", having a radius of 250.00 feet, length of 32.97', and whose long chord bears S 64° 17' 56" W for a distance of 32.94 feet. Thence, S68°04'37" W for a distance of 81.55 feet to a point on a line. Thence, S 68° 04' 37" W for a distance of 40.95 feet to the beginning of a curve, Said curve turning to the right through an angle of 65° 09' 18", having a radius of 133.00 feet, length of 151.24 feet, and whose long chord bears N 79° 20' 44.5" W for a distance of 143.22 feet to a point of intersection with a non-tangential line. Thence, N46°37'04"W for a distance of 123.88 feet to an IPS on the R/W of Wycliffe Way. Thence continuing along said Wycliffe Way R/W, N43°13'31" E for a distance of 50.00 feet to a point on an IPS. Thence, N46°46'10" W for a distance of 136.24 feet to the beginning of a curve, Said curve turning to the right through an angle of 38° 03' 51", having a radius of 161.21 feet, a length of 107.10 feet, and whose long chord bears N27°44'00"W for a distance of 105.140 feet to a point of intersection with a non-tangential line. Thence, N08°44'10" W for a distance of 50.00 feet to a point on said R/W. Thence S81°16'03" W a distance of 53.72 feet to a point WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 480,095 SF or 11.022 acres, more or less.

RECEIVED BY  
PLANNING & DEVELOPMENT  
JANUARY 5, 2021  
SUP2021-00018

CASE NUMBER RZC2021-00008  
GCID 2021-0315

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by MLC PARTNERS, LLC for the proposed use of OUTDOOR STORAGE FACILITY (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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, 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. Limited to a self-storage facility for the outdoor parking of boats and recreational vehicles.
2. To satisfy the following site development considerations:
  - A. All boats shall be parked on a paved surface under a covered building.
  - B. Final building elevations shall be subject to review and approval by the Director of Planning and Development.
  - C. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially zoned properties, except adjacent to parcels R7362 002 and R7362 038 against which will be provided a 15-foot wide graded and replanted buffer. The 75-foot wide buffer shall be enhanced where sparsely vegetated and the 15-foot wide buffer replanted per approval of the Director of Planning and Development.
  - D. Billboards or oversized signs shall be prohibited.
  - E. Marine repair and maintenance shall be prohibited.
  - F. 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.

- G. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
- H. Lights 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.
- I. Outdoor loudspeakers shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



### Legal Description

All that tract or parcel of land lying and being in Land Lot 362 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, containing approximately 6.65 acres, more or less, being more particularly described as follows:

to find the True Point of Beginning, commence from a point located at the intersection of the centerline of Garrett Road (a 60- R/W) and the southerly right-of-way of Buford Dam Road (a 60' R/W), run thence South 62 degrees 56 minutes 22 seconds West a distance of 40.20 feet along the southerly right-of-way of Buford Dam Road to an iron pin found along the southerly right-of-way of Buford Dam Road, to a point which is the True Point of Beginning; run

THENCE from the True Point of Beginning; along the southerly right-of-way of Buford Dam Road, North 62 degrees 56 minutes 22 seconds East a distance of 259.47 feet to a point located along the southerly right-of-way of Buford Dam Road; run

THENCE along the southerly right-of-way of Buford Dam Road, North 64 degrees 40 minutes 02 seconds East a distance of 68.24 feet to a point located along the southerly right-of-way of Buford Dam Road; run

THENCE leaving the southerly right-of-way of Buford Dam Road, South 21 degrees 16 minutes 31 seconds East a distance of 118.07 feet to a point; run

THENCE South 32 degrees 03 minutes 58 seconds East a distance of 205.34 feet to a point; run

THENCE South 32 degrees 54 minutes 00 seconds West a distance of 831.60 feet to a point; run

THENCE North 35 degrees 56 minutes 13 seconds West a distance of 212.87 feet to a point; run

THENCE North 11 degrees 16 minutes 05 seconds East a distance of 675.69 feet to an iron pin found along the southerly right-of-way of Buford Dam Road, to a point which is the True Point of Beginning.

**This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.**

RECEIVED BY  
PLANNING AND DEVELOPMENT  
JANUARY 19, 2021  
RZC2021-00008

CASE NUMBER SUP2021-00015  
GCID 2021-0316

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER 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 MLC PARTNERS, LLC for the proposed use of OUTDOOR STORAGE FACILITY (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Limited to a self-storage facility for the outdoor parking of boats and recreational vehicles.
2. To satisfy the following site development considerations:
  - A. All boats shall be parked on a paved surface under a covered building.
  - B. Final building elevations shall be subject to review and approval by the Director of Planning and Development.
  - C. Provide a 75-foot wide natural undisturbed buffer adjacent to all residentially zoned properties, except adjacent to parcels R7362 002 and R7362 038 against which will be provided a 15-foot wide graded and replanted buffer. The 75-foot wide buffer shall be enhanced where sparsely vegetated and the 15-foot wide buffer replanted per approval of the Director of Planning and Development.
  - D. Billboards or oversized signs shall be prohibited.
  - E. Marine repair and maintenance shall be prohibited.
  - F. 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.

- G. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00am and 7:00pm.
- H. Lights 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.
- I. Outdoor loudspeakers shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.
- K. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

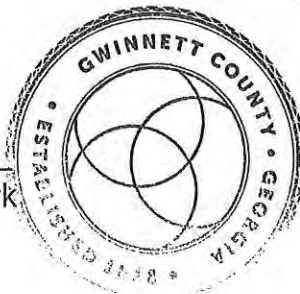
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



### Legal Description

All that tract or parcel of land lying and being in Land Lot 362 of the 7<sup>th</sup> Land District, Gwinnett County, Georgia, containing approximately 6.65 acres, more or less, being more particularly described as follows:

to find the True Point of Beginning, commence from a point located at the intersection of the centerline of Garrett Road (a 60- R/W) and the southernly right-of-way of Buford Dam Road (a 60' R/W), run thence South 62 degrees 56 minutes 22 seconds West a distance of 40.20 feet along the southernly right-of-way of Buford Dam Road to an iron pin found along the southernly right-of-way of Buford Dam Road, to a point which is the True Point of Beginning; run

THENCE from the True Point of Beginning; along the southernly right-of-way of Buford Dam Road, North 62 degrees 56 minutes 22 seconds East a distance of 259.47 feet to a point located along the southernly right-of-way of Buford Dam Road; run

THENCE along the southernly right-of-way of Buford Dam Road, North 64 degrees 40 minutes 02 seconds East a distance of 68.24 feet to a point located along the southernly right-of-way of Buford Dam Road; run

THENCE leaving the southernly right-of-way of Buford Dam Road, South 21 degrees 16 minutes 31 seconds East a distance of 118.07 feet to a point; run

THENCE South 32 degrees 03 minutes 58 seconds East a distance of 205.34 feet to a point; run

THENCE South 32 degrees 54 minutes 00 seconds West a distance of 831.60 feet to a point; run

THENCE North 35 degrees 56 minutes 13 seconds West a distance of 212.87 feet to a point; run

THENCE North 11 degrees 16 minutes 05 seconds East a distance of 675.69 feet to an iron pin found along the southernly right-of-way of Buford Dam Road, to a point which is the True Point of Beginning.

**This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.**

RECEIVED BY  
PLANNING AND DEVELOPMENT  
JANUARY 19, 2021  
SUP2021-00015

CASE NUMBER RZC2021-00009  
GCID 2021-0317

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER 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-1 & C-2 to C-2 by INDUS PROPERTIES, LLC for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from C-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. Retail, service commercial and accessory uses, which may include automobile sales and related service and automobile repair as special uses, consisting of a maximum of six side-entry automobile repair bays.
2. To abide by the following site development considerations:
  - A. A 25-foot buffer shall be required along the northern property line, except where existing building encroaches into required buffer. Buffer at this location may be reduced to 15 feet, as shown on the site plan dated January 4, 2021.
  - B. Prior to the issuance of a Certificate of Occupancy, consolidation of the two parcels (5047 008 & 5047 008B) shall be required.
  - C. Outdoor sales, storage or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
  - D. Automobiles shall only be parked on approved paved surfaces, within striped spaces.
  - E. Repair or servicing of vehicles for sale shall be conducted indoors.
  - F. New ground signage shall be limited to a monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base,

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

- G. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
- H. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
- I. Billboards or oversized signs shall be prohibited.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- K. Dumpsters shall be screened by an opaque fence or wall at least six feet in height and an opaque gate enclosure. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 7:00 p.m.
- L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- M. Peddlers and/or parking lot sales (other than automobile sales inventory) shall be prohibited.
- N. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

CASE NUMBER RZC2021-00009

GCID 2021-0317

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**2319 & 2299 Lawrenceville Highway  
Legal Description  
PIN 5047 008 & 5047 008B**

All that tract or parcel of land lying and being in Land Lot 47 of the 5<sup>th</sup> District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning for the same at the Southwest corner of the property herein described, on the Northern right of way line of Lawrenceville Highway\ S.R.8 (R/W Varies); thence running along land now or formerly of TITA Electronics, LLC North 01°44'29" West, a distance of 309.05 feet to a point; thence along lands now or formerly of Oaklands Downs Homeowners Association, LLC North 81°33'12" East, a distance of 148.09 feet to a point; thence North 81°34'02" East, a distance of 79.94 feet to a point; thence along land now or formerly of Nicky R Johnson South 02°29'51" East, a distance of 339.17 feet to a point on the Northern right of way line of said Lawrenceville Highway\ S.R.8(R/W Varies); thence along said right of way line along a curve to the left for an arc distance of 84.60 feet, said curve having a chord bearing of North 89°27'36" West and a chord distance of 84.57 feet and a radius of 893.83 feet to a point; thence North 01°37'52" West, a distance of 11.62 feet to a point; thence along a curve to the left for an arc distance of 147.08 feet, said curve having a chord bearing of South 83°46'07" West and a chord distance of 146.92 feet and a radius of 908.26 feet to the POINT OF BEGINNING.

Said tract contains 1.669 acres more or less.

RECEIVED BY PLANNING  
AND DEVELOPMENT  
01-04-2021  
RZC2021-00009

CASE NUMBER SUP2021-00017  
GCID 2021-0318

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMMISSIONER 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 INDUS PROPERTIES, LLC for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail, service commercial and accessory uses, which may include automobile sales and related service and automobile repair as special uses, consisting of a maximum of six side-entry automobile repair bays.
2. To abide by the following site development considerations:
  - A. A 25-foot buffer shall be required along the northern property line, except where existing building encroaches into required buffer. Buffer at this location may be reduced to 15 feet, as shown on the site plan dated January 4, 2021.
  - B. Prior to the issuance of a Certificate of Occupancy, consolidation of the two parcels (5047 008 & 5047 008B) shall be required.
  - C. Outdoor sales, storage or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
  - D. Automobiles shall only be parked on approved paved surfaces, within striped spaces.
  - E. Repair or servicing of vehicles for sale shall be conducted indoors.
  - F. New ground signage shall be limited to a monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials,

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

- G. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
- H. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
- I. Billboards or oversized signs shall be prohibited.
- J. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- K. Dumpsters shall be screened by an opaque fence or wall at least six feet in height and an opaque gate enclosure. Dumpster pickup shall be limited between the hours of 7:00 a.m. and 7:00 p.m.
- L. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- M. Peddlers and/or parking lot sales (other than automobile sales inventory) shall be prohibited.
- N. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

CASE NUMBER SUP2021-00017  
GCID 2021-0318

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diana King  
County Clerk/Deputy County Clerk





**2319 & 2299 Lawrenceville Highway  
Legal Description  
PIN 5047 008 & 5047 008B**

All that tract or parcel of land lying and being in Land Lot 47 of the 5<sup>th</sup> District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning for the same at the Southwest corner of the property herein described, on the Northern right of way line of Lawrenceville Highway\ S.R.8 (R/W Varies); thence running along land now or formerly of TITA Electronics, LLC North 01°44'29" West, a distance of 309.05 feet to a point; thence along lands now or formerly of Oaklands Downs Homeowners Association, LLC North 81°33'12" East, a distance of 148.09 feet to a point; thence North 81°34'02" East, a distance of 79.94 feet to a point; thence along land now or formerly of Nicky R Johnson South 02°29'51" East, a distance of 339.17 feet to a point on the Northern right of way line of said Lawrenceville Highway\ S.R.8(R/W Varies); thence along said right of way line along a curve to the left for an arc distance of 84.60 feet, said curve having a chord bearing of North 89°27'36" West and a chord distance of 84.57 feet and a radius of 893.83 feet to a point; thence North 01°37'52" West, a distance of 11.62 feet to a point; thence along a curve to the left for an arc distance of 147.08 feet, said curve having a chord bearing of South 83°46'07" West and a chord distance of 146.92 feet and a radius of 908.26 feet to the POINT OF BEGINNING.

Said tract contains 1.669 acres more or less.

RECEIVED BY PLANNING  
AND DEVELOPMENT  
01-04-2021  
SUP2021-00017

CASE NUMBER RZR2021-00008

GCID 2021-0332

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to TND by PARKLAND COMMUNITIES, INC. 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 MARCH 23, 2021 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, that the aforesaid application to amend the Official Zoning Map from R-75 to TND is hereby **APPROVED** with the following enumerated conditions:

To restrict the use of the property as follows:

- A. Single-family attached and detached dwellings and accessory structures, not to exceed 317 units with the following limitations:
  - i. No more than 129 of the total number of lots may be categorized as "small villa lots" per the TND standards within the Unified Development Ordinance.
  - ii. No limit on the total number of lots categorized as "mid- or large lots" per the TND standards within the Unified Development Ordinance.
  - iii. No more than 70 of the total number of lots may be categorized as Townhomes per the TND standards within the Unified Development Ordinance.
    - i. Non-residential development shall be prohibited.
- B. The minimum heated floor area per dwelling shall be as follows:
  - i. Townhomes: 1,600 square feet
  - ii. Small Lot dwellings: 1,900 square feet
  - iii. Mid-size Lot dwellings: 2,400 square feet
  - iv. Large Lot dwellings: 2,600 square feet

- C. The development shall be in substantial conformance with the site plan titled Rowan Oak, dated January 4, 2021 with changes necessary to meet conditions of zoning and development regulations. Final layout shall be subject to the review and approval of the Director of Planning and Development.
  - D. 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.
  - E. All dwellings shall have a minimum double-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 Springlake 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 substantial conformance with the site plan titled Rowan Oak, dated January 4, 2021 and shall consist of at minimum, a recreation area including a swimming pool, pocket parks, 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 black aluminum wrought-iron style fence, a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
  - 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. Install a five-foot black vinyl coated chain link fence along the entire common property line with 897 Springlake Road (Parcel R5206 022). This fence shall be maintained by the mandatory Homeowners Association as well as the landscaping in the graded and replanted buffer along the same area.

- H. The proposed development shall provide a right of way to connect via proposed street "E" to the adjoining property frontage Sweetgum Road, currently owned by Expo Homes. Additionally, sanitary sewer shall be located in the proposed street "E" with a manhole being within 20 feet of the common property line.
- I. No more than ten percent of the total units may be leased by property owners at any one time.

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

- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study including the intersection of Sweetgum Road and Springlake Road.
- B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements by the traffic impact study, provided the improvements are approved by the D.O.T. All design and construction will be subject to D.O.T. review and approval.
- C. Left turn lanes shall be provided at the project entrances.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



Combined Parcels As-Surveyed Description

A parcel of land lying in Land Lot 206 and 211 of the 5<sup>th</sup> district of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a found 1/2" rebar being the southeast corner of Ashland Park – Unit Two (as recorded in Plat Book 89, Page 118 in the Gwinnett County Clerk of Courts Office) and lying on the northerly right-of-way of Springlake Road (80' right-of-way), said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right-of-way run North 29 Degrees 28 Minutes 30 Seconds West for a distance of 1,671.06 feet to a found 1" open top pipe, said point being the northwest corner of the aforementioned subdivision and being the southwest corner of Lynnfield Park Subdivision (as recorded in Plat Book 110, Page 167 in the Gwinnett County Clerk of Courts Office); thence run North 60 Degrees 10 Minutes 53 Seconds East for a distance of 889.43 feet to a found 1" open top pipe; thence run North 60 Degrees 18 Minutes 21 Seconds East for a distance of 1,060.34 feet to a set 5/8" capped rebar (L.S.F. 1322), said point being the southeast corner of Lynnfield Park Subdivision and lying on the westerly right-of-way of Sweetgum Road (80' right-of-way), said point lying on a non-tangent curve to the right having a radius of 1404.00 feet, a central angle of 09 Degrees 02 Minutes 10 seconds, a chord bearing of South 41 degrees 21 Minutes 20 Seconds East and a chord length of 221.19 feet; thence run along the arc of said curve and said right-of-way for a distance of 221.42 feet to a found 1/2" rebar; thence leaving said right-of-way run South 58 Degrees 17 Minutes 53 Seconds West for a distance of 143.40 feet to a found 5/8" rebar; thence run South 29 Degrees 41 Minutes 24 Seconds East for a distance of 686.73 feet to a found 1/2" rebar; thence run South 60 Degrees 21 Minutes 50 Seconds West for a distance of 240.74 feet to a found 1.5" open top pipe; thence run South 30 Degrees 28 Minutes 43 Seconds East for a distance of 754.88 feet to a found 1" open top pipe and a found 1.5" open top pipe, said point lying on the northerly right-of-way of Springlake Road; thence run South 59 Degrees 57 Minutes 08 Seconds West along said right-of-way for a distance of 738.01 feet to a set 5/8" capped rebar (L.S.F. 1322); thence run South 59 Degrees 57 Minutes 08 Seconds West along said right-of-way for a distance of 889.13 feet to the POINT OF BEGINNING.

Said parcel containing 2,940,338 Square Feet or 67.501 Acres.

RECEIVED BY  
PLANNING & DEVELOPMENT  
JANUARY 4, 2021  
RZR2021-00008

CASE NUMBER RZR2021-00009  
GCID 2021-0333

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MARCH 23, 2021

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>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMMISSIONER WATKINS, 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 LABRI GROUP, LP 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 MARCH 23, 2021 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23<sup>rd</sup> day of MARCH 2021, 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 102 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
  - C. Homes shall be constructed with front facades 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 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. Abide by the Unified Development Ordinance.
  - B. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
  - C. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
  - D. No direct lot access shall be allowed onto Chandler Road or Bowman Road.
  - E. The Bowman Road 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 of the Director of Planning and Development.

- F. An active amenity area shall be constructed in the center of the development as shown on the submitted site plan. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. All grassed areas on dwelling lots shall be sodded.
- I. All utilities shall be placed underground.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson  
Nicole L. Hendrickson, Chairwoman

Date Signed: 3-29-21

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**Bowman Road Tract  
+/-49.90 Acres**

All that tract or parcel of land lying and being in Land Lot 184 of the 5<sup>th</sup> Land District, Gwinnett County, Georgia and being more particularly described as follows;

To find the point of beginning, commence at the northerly mitered point at the intersection of the northeasterly right of way of Chandler Road (80' right of way) and the easterly right of way of Bowman Road (60' right of way), said point being THE TRUE POINT OF BEGINNING.

THENCE from said point as thus established, traveling on said easterly right of way of Bowman Road the following six (6) courses and distances:

North 42 Degrees 33 Minutes 49 Seconds East for a distance of 120.14 feet to a point; THENCE along a curve to the left having a radius of 556.37 feet and an arc length of 200.15 feet being subtended by a chord bearing of North 32 Degrees 16 Minutes 20 Seconds East and a chord distance of 199.07 feet to a point; THENCE along a curve to the left having a radius of 2231.35 feet and an arc length of 315.91 feet being subtended by a chord bearing of North 17 Degrees 53 Minutes 51 Seconds East and a chord distance of 315.64 feet to a point; THENCE North 13 Degrees 50 Minutes 30 Seconds East for a distance of 24.28 feet to a point; THENCE along a curve to the left having a radius of 2006.24 feet and an arc length of 177.02 feet being subtended by a chord bearing of North 11 Degrees 18 Minutes 50 Seconds East and a chord distance of 176.96 feet to a point; THENCE along a curve to the right having a radius of 849.58 feet and an arc length of 24.38 feet being subtended by a chord bearing of North 09 Degrees 36 Minutes 30 Seconds East and a chord distance of 24.38 feet to a point, said point being the intersection of the Land Lot common to Land Lots 183 and 184 and said easterly right of way of Bowman Road, said point marked by a ½ inch rebar pin found;

THENCE leaving said right of way and traveling on said Land Lot Line North 60 Degrees 03 Minutes 22 Seconds East for a distance of 1072.99 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE continuing on said Land Lot Line North 60 Degrees 03 Minutes 25 Seconds East for a distance of 480.52 feet to a point, said point marked by an Axle Found; THENCE leaving said Land Lot Line South 03 Degrees 57 Minutes 04 Seconds West for a distance of 1174.21 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE South 03 Degrees 54 Minutes 14 Seconds West for a distance of 1060.75 feet to a point, said point marked by a ½ inch rebar pin with cap found; THENCE South 03 Degrees 55 Minutes 32 Seconds West for a distance of 204.99 feet to a point, said point marked by a ½ inch rebar pin set; THENCE traveling on the rear of Lots 1 thru 9 the following eleven (11) courses and distances:

North 45 Degrees 22 Minutes 01 Seconds West for a distance of 32.43 feet to a point; THENCE North 45 Degrees 22 Minutes 01 Seconds West for a distance of 127.96 feet to a point; THENCE North 45 Degrees 22 Minutes 01 Seconds West for a distance of 131.45 feet to a point; THENCE North 45 Degrees 22 Minutes 01 Seconds West for a distance of 128.86 feet to a point; THENCE North 56 Degrees 47 Minutes 04 Seconds West for a distance of 128.77 feet to a point; THENCE North 56 Degrees 47 Minutes 04 Seconds West for a distance of 152.33 feet to a point; THENCE North 56 Degrees 47 Minutes 04 Seconds West for a distance of 96.52 feet to a point; THENCE North 63 Degrees 11 Minutes 56 Seconds West for a distance of 58.80 feet to a point; THENCE North 63 Degrees 11 Minutes 56 Seconds West for a distance of 150.81 feet to a point; THENCE North 76 Degrees 35 Minutes 40 Seconds West for a distance of 333.69 feet to a point; THENCE South 35 Degrees 43 Minutes 00 Seconds West for a distance of 88.21 feet to a point on the northeasterly right of way of Chandler Road (80' right of way); THENCE traveling on said right of way the following four (4) courses and distances:

THENCE along a curve to the right having a radius of 1323.39 feet and an arc length of 20.99 feet being subtended by a chord bearing of North 53 Degrees 49 Minutes 45 Seconds West and a chord distance of 20.99 feet to a point; THENCE along a curve to the right having a radius of 2126.48 feet and an arc length of 174.23 feet being subtended by a chord bearing of North 51 Degrees 01 Minutes 39 Seconds West and a chord distance of 174.18 feet to a point; THENCE North 48 Degrees 40 Minutes 49 Seconds West for a distance of 236.06 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property contains 49.90 Acres.

RECEIVED BY  
PLANNING & DEVELOPMENT  
JANUARY 5, 2021  
RZR2021-00009