

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in November 2018

CASE NUMBER SUP2018-00054  
GCID 2018-1433

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ROBERT & KIM LAWRENCE for the proposed use of an ACCESSORY BUILDING GREATER THAN 1,000 SQUARE FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>TH</sup> day of NOVEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diana Kern  
County Clerk/Deputy County Clerk



0X54161 PG0776

O'Kelley & Sorohan, Attorneys at Law, LLC  
6470 East Johns Crossing, Suite 240  
Johns Creek, GA 30097  
Attn: Marianna Amos  
File No. 09-052466-KF

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

16 MAR 17 PM 2:00

RICHARD ALEXANDER, CLERK

**Return TO:**  
OKELLEY & SOROHAN  
ATTORNEYS AT LAW, LLC  
3030 EAST JONES BRIDGE RD, SUITE 170  
NORCROSS, GA 30092

PT-61 # 017-2016-001010  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF FULTON

**WARRANTY DEED**

THIS INDENTURE made this 15th day of January, 2016, between

**Robert R. Lawrence, III**

as party or parties of the first part, hereinafter called Grantor, and

**Robert R. Lawrence, III and Kimberly Lawrence**  
As Joint Tenants with Rights of Survivorship

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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property

All that tract or parcel of land lying and being in Land Lot 320, 4th District, Gwinnett County, Georgia, being Lot 10, Block B, Unit One, Inns Brook Subdivision, as per plat recorded in Plat Book 9, Page 47, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description.

This conveyance is made subject to a security deed from Grantor to Fairway Independent Mortgage Corporation dated January 15, 2016 in the amount of \$160,200.00.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written

Signed this 15 day of  
JANUARY 2016 in the  
presence of:

*Robert R. Lawrence, III*  
Robert R. Lawrence, III

X *Mary Sherry*  
Unofficial Witness

*Marko Dedijs Turner*  
Notary Public  
Commission expires 2-25-2019



0022016

SHR 18 054

RECEIVED

2016

Richard T. Alexander, Jr.

CASE NUMBER RZC2018-00014  
GCID 2018-1193

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2, O-I, & RA-200 to MU-R by FUQUA ACQUISITIONS II, LLC for the proposed use of a REGIONAL MIXED-USE DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from C-2, O-I, & RA-200 to MU-R is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. A mixed-use retail, office, hotel and residential development, with an outdoor recreation and entertainment facility as a special use. Final site and building/structure designs shall be in general accordance with the Zoning Exhibit or as approved by the Director of Planning and Development.
  - B. A maximum of 10% of the multifamily units may be three-bedrooms.
2. To abide by the following site development considerations:
  - A. The project shall be designed to promote internal pedestrian connectivity between uses. This shall include internal common space and gathering areas, as well as placement of buildings in close proximity with each other.
  - B. The applicant shall submit a design booklet that identifies all architectural features and building materials that will be used throughout the site.
  - C. The project design shall include parks, common areas, green spaces and landscape areas, and other public amenities for residents and visitors to the development. Such areas shall be located adjacent to pedestrian walkways and near building areas to facilitate public gathering spaces. A mandatory property owner's association shall be established for maintenance of these areas.
  - D. Provide a 20-foot landscape strip along Interstate 85 and a 20-foot landscape strip along Buford Drive.

- E. Conceptual site and signage plans to be approved by the Department Director.
- F. Window signage (signs displayed on the interior or exterior of the businesses storefront windows) shall be allowed; notwithstanding the foregoing, window signage shall be prohibited on building facades that are both oriented towards and located within 100 feet of the right of way of Buford Drive. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited with the exception of those associated with the outdoor recreation and entertainment facility. The outdoor recreation and entertainment facility shall be allowed to have exposed LED lighting strips at each hitting bay in conjunction with its regular operation. The exposed LED lighting strips will be mounted directly to the structure above each hitting bay, offset slightly from the edge, and in general conformance with the specifications submitted with this application. Additionally, exposed colored LED lighting shall be allowed as architectural accent lighting on the exterior of the building for the outdoor recreation and entertainment facility.
- G. 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. This prohibition shall not include decorations associated with temporary conditions, such as grand opening events.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way. The requirement for cut-off luminaries shall not extend to the outdoor recreation and entertainment facility, as the proposed outfield lighting will consist of exposed LED light strips directed horizontally towards the outfield playing surface. The outdoor recreation and entertainment facility may adjust the lighting levels of the outfield lights outside of its business hours, except as required for its maintenance operations.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- K. Outdoor storage shall be prohibited except limited storage for the outdoor recreation and entertainment facility in containerized bins in the general vicinity of designated loading area/facility maintenance entrance to the building.
  - L. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District) except as set forth in these conditions or the Zoning Exhibit. This condition shall not preclude a variance application.
  - M. The development may include restaurant-related drive-through service windows. At least one such window shall be for a coffee shop.
  - N. The following uses shall be allowed as accessory to the regular operation of the outdoor recreation and entertainment facility:
    - i. Installation of netting and poles, not to exceed 180 feet in height above the finished floor elevation of the building.
    - ii. Installation of two 30x50-foot high-definition digital screens, to be located outside of the outfield netting and facing internally towards the building to be used for the operation of the venue.
    - iii. Parking for the outdoor recreation and entertainment facility shall be allowed in the amount generally shown on the Zoning Exhibit.
    - iv. Miniature golf operation as illustrated on the Zoning Exhibit.
  - O. The subject property is to be subdivided. Separate ownership of parts of the subject property and/or conveyance of part of the subject property to different owners shall not create non-conforming structures/uses of land and shall not require any changes to the Zoning Exhibit for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer, impervious surface limits, right of way frontage or other zoning requirements, except as may be reflect on Zoning Exhibit.
3. To abide by the following requirements, dedications and improvements:
- A. Abide by all applicable requirements of the DRI #2834 ARC and GRTA Notices of Decision.



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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/4/18

ATTEST:

Diane Ken  
County Clerk/Deputy County Clerk



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

BEGINNING at a concrete monument found at the intersection of the Easterly right-of-way line of Georgia Highway 20, a.k.a. Buford Drive (variable right-of-way) and the Southerly right-of-way line of the entrance ramp for U.S. Interstate 85 (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said Southerly right-of-way line of U.S. Interstate 85 North 60 degrees 50 minutes 47 seconds East, a distance of 103.64 feet to a point; Thence North 85 degrees 32 minutes 39 seconds East, a distance of 392.66 feet to a point; Thence along a curve to the left having an arc length of 384.21 feet, with a radius of 647.96 feet, being subtended by a chord bearing of North 68 degrees 33 minutes 25 seconds East, for a distance of 378.61 feet to a 5/8-inch rebar set; Thence North 57 degrees 03 minutes 23 seconds East, a distance of 655.98 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 496.50 feet, with a radius of 992.70 feet, being subtended by a chord bearing of North 71 degrees 23 minutes 08 seconds East, for a distance of 491.34 feet to a point; Thence North 85 degrees 42 minutes 48 seconds East, a distance of 101.11 feet to a 5/8-inch rebar set; Thence departing said right-of-way line and following along the Land Lot Line common to Land Lots 145 and 146 South 30 degrees 11 minutes 34 seconds East, a distance of 961.60 feet to a 5/8-inch rebar set; Thence South 60 degrees 06 minutes 30 seconds West, a distance of 2707.18 feet to a concrete monument found at the intersection of the Easterly right-of-way line of Georgia Highway 20, a.k.a. Buford Drive (variable right-of-way); Thence along said right-of-way line North 11 degrees 37 minutes 26 seconds West, a distance of 494.51 feet to a 5/8-inch rebar set; Thence North 11 degrees 44 minutes 42 seconds West, a distance of 250.01 feet to a 5/8-inch rebar set; Thence North 02 degrees 38 minutes 16 seconds West, a distance of 252.44 feet to a concrete monument found; Thence North 03 degrees 44 minutes 40 seconds West, a distance of 155.50 feet to a 5/8-inch rebar set; Thence North 15 degrees 32 minutes 57 seconds East, a distance of 314.81 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 64.156 Acres.

RECEIVED BY

JUN 27 2018

Planning & Development

CASE NUMBER SUP2018-00049  
GCID 2018-1194

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

On motion of COMM. HEARD, 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 FUQUA ACQUISITIONS II, LLC for the proposed use of a RECREATION & ENTERTAINMENT FACILITY (OUTDOOR) 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 NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>TH</sup> day of NOVEMBER 2018, 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. A mixed-use retail, office, hotel and residential development, with an outdoor recreation and entertainment facility as a special use. Final site and building/structure designs shall be in general accordance with the Zoning Exhibit or as approved by the Director of Planning and Development.
  - B. A maximum of 10% of the multifamily units may be three-bedrooms.
2. To abide by the following site development considerations:
  - A. The project shall be designed to promote internal pedestrian connectivity between uses. This shall include internal common space and gathering areas, as well as placement of buildings in close proximity with each other.
  - B. The applicant shall submit a design booklet that identifies all architectural features and building materials that will be used throughout the site.
  - C. The project design shall include parks, common areas, green spaces and landscape areas, and other public amenities for residents and visitors to the development. Such areas shall be located adjacent to pedestrian walkways and near building areas to facilitate public gathering spaces. A mandatory property owner's association shall be established for maintenance of these areas.
  - D. Provide a 20-foot landscape strip along Interstate 85 and a 20-foot landscape strip along Buford Drive.

- E. Conceptual site and signage plans to be approved by the Department Director.
- F. Window signage (signs displayed on the interior or exterior of the businesses storefront windows) shall be allowed; notwithstanding the foregoing, window signage shall be prohibited on building facades that are both oriented towards and located within 100 feet of the right of way of Buford Drive. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited with the exception of those associated with the outdoor recreation and entertainment facility. The outdoor recreation and entertainment facility shall be allowed to have exposed LED lighting strips at each hitting bay in conjunction with its regular operation. The exposed LED lighting strips will be mounted directly to the structure above each hitting bay, offset slightly from the edge, and in general conformance with the specifications submitted with this application. Additionally, exposed colored LED lighting shall be allowed as architectural accent lighting on the exterior of the building for the outdoor recreation and entertainment facility.
- G. 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. This prohibition shall not include decorations associated with temporary conditions, such as grand opening events.
- H. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way. The requirement for cut-off luminaries shall not extend to the outdoor recreation and entertainment facility, as the proposed outfield lighting will consist of exposed LED light strips directed horizontally towards the outfield playing surface. The outdoor recreation and entertainment facility may adjust the lighting levels of the outfield lights outside of its business hours, except as required for its maintenance operations.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

- K. Outdoor storage shall be prohibited except limited storage for the outdoor recreation and entertainment facility in containerized bins in the general vicinity of designated loading area/facility maintenance entrance to the building.
  - L. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District) except as set forth in these conditions or the Zoning Exhibit. This condition shall not preclude a variance application.
  - M. The development may include restaurant-related drive-through service windows. At least one such window shall be for a coffee shop.
  - N. The following uses shall be allowed as accessory to the regular operation of the outdoor recreation and entertainment facility:
    - i. Installation of netting and poles, not to exceed 180 feet in height above the finished floor elevation of the building.
    - ii. Installation of two 30x50-foot high-definition digital screens, to be located outside of the outfield netting and facing internally towards the building to be used for the operation of the venue.
    - iii. Parking for the outdoor recreation and entertainment facility shall be allowed in the amount generally shown on the Zoning Exhibit.
    - iv. Miniature golf operation as illustrated on the Zoning Exhibit.
  - O. The subject property is to be subdivided. Separate ownership of parts of the subject property and/or conveyance of part of the subject property to different owners shall not create non-conforming structures/uses of land and shall not require any changes to the Zoning Exhibit for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer, impervious surface limits, right of way frontage or other zoning requirements, except as may be reflect on Zoning Exhibit.
3. To abide by the following requirements, dedications and improvements:
- A. Abide by all applicable requirements of the DRI #2834 ARC and GRTA Notices of Decision.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/14/18

ATTEST:

Diane Ke...  
County Clerk/Deputy County Clerk



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

BEGINNING at a concrete monument found at the intersection of the Easterly right-of-way line of Georgia Highway 20, a.k.a. Buford Drive (variable right-of-way) and the Southerly right-of-way line of the entrance ramp for U.S. Interstate 85 (variable right-of-way), said point being the TRUE POINT OF BEGINNING; Thence along said Southerly right-of-way line of U.S. Interstate 85 North 60 degrees 50 minutes 47 seconds East, a distance of 103.64 feet to a point; Thence North 85 degrees 32 minutes 39 seconds East, a distance of 392.66 feet to a point; Thence along a curve to the left having an arc length of 384.21 feet, with a radius of 647.96 feet, being subtended by a chord bearing of North 68 degrees 33 minutes 25 seconds East, for a distance of 378.61 feet to a 5/8-inch rebar set; Thence North 57 degrees 03 minutes 23 seconds East, a distance of 655.98 feet to a 5/8-inch rebar set; Thence along a curve to the right having an arc length of 496.50 feet, with a radius of 992.70 feet, being subtended by a chord bearing of North 71 degrees 23 minutes 08 seconds East, for a distance of 491.34 feet to a point; Thence North 85 degrees 42 minutes 48 seconds East, a distance of 101.11 feet to a 5/8-inch rebar set; Thence departing said right-of-way line and following along the Land Lot Line common to Land Lots 145 and 146 South 30 degrees 11 minutes 34 seconds East, a distance of 961.60 feet to a 5/8-inch rebar set; Thence South 60 degrees 06 minutes 30 seconds West, a distance of 2707.18 feet to a concrete monument found at the intersection of the Easterly right-of-way line of Georgia Highway 20, a.k.a. Buford Drive (variable right-of-way); Thence along said right-of-way line North 11 degrees 37 minutes 26 seconds West, a distance of 494.51 feet to a 5/8-inch rebar set; Thence North 11 degrees 44 minutes 42 seconds West, a distance of 250.01 feet to a 5/8-inch rebar set; Thence North 02 degrees 38 minutes 16 seconds West, a distance of 252.44 feet to a concrete monument found; Thence North 03 degrees 44 minutes 40 seconds West, a distance of 155.50 feet to a 5/8-inch rebar set; Thence North 15 degrees 32 minutes 57 seconds East, a distance of 314.81 feet to a concrete monument found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 64.156 Acres.

RECEIVED BY

JUN 27 2018

Planning & Development  
SUBMITTED



GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to R-TH by EDGE CITY PROPERTIES, INC. 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 NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-75 to R-TH is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Attached townhouse dwellings and accessory uses not to exceed 79 units for a maximum density of 6.38 units per acre.
  - B. Buildings shall be constructed of brick or stacked stone masonry materials on all front and side elevations, with accent building materials permitted to include but not be limited to: stucco, EFIS, metal, painted cement-siding and wood. The rear of the building elevations shall have a brick or stacked stone masonry water table, at least 24-inches in height, with the balance of the rear elevation painted cement-siding board. Accent trim materials of stucco, EFIS, metal, painted cement-siding and wood are permitted on the rear elevations. Architectural elevations shall be submitted for review and approval by the Director of Planning and Development.
  - C. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
  - D. All units shall have at least a double-car garage.
  - E. The development shall include community trails, community green space, and multi-use path amenities. All amenities shall be subject to review and approval by the Director of Planning and Development.

- F. A mandatory Homeowner's Association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by-laws including rules and regulations which shall at minimum regulate and control the following:
    - i. Exterior home maintenance to include roofing and painting.
    - ii. All grounds and common area maintenance, including detention facilities.
    - iii. Fence/wall maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
  - G. A revised concept plan shall be submitted to the review and approval of the Director of Planning and Development that meets all the conditions listed herein.
  - H. The developer shall install a 6-foot high solid wood fence along the residentially-zoned parcels (currently zoned R-75 and R-140) which abut the development. The fence shall be maintained by the Homeowner's Association.
  - I. Prior to issuance of a Land Disturbance Permit, the owner of tax parcels R5077 302, R5084 001 and R5084 169 shall record a deed restriction on those properties, with a 25-year term from the date of recording, which prohibits single-family attached townhomes on the property. No portions of the property subject to this rezoning shall be included with such restriction.
2. To satisfy the following site development considerations:
- A. Provide a minimum 30-foot wide planted buffer adjacent to residentially-zoned properties. Supplemental buffer plantings shall be subject to review and approval by the Development Division. Townhouse buildings shall maintain an additional 15-foot setback from the established buffer line adjacent to properties zoned R-140 only. No additional buffer setback adjacent to residentially-zoned properties shall be required.
  - B. Provide a minimum 50-foot landscaped setback along the Five Forks-Trickum Road frontage. The frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. A solid brick wall or wrought iron fence with brick columns every 30 feet shall be provided for the entire length of the frontage along Five Forks-Trickum Road. Landscaping, entrance

feature, and fencing plans shall be subject to review and approval of the Director of Planning and Development.

- C. All grassed areas shall be sodded.
- D. All utilities shall be placed underground.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Doretha  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 84 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, Commence at a one-half inch rebar set on the northwestern right-of-way line of Lawrenceville-Five Forks Trickum Road (having a variable right-of-way width), said one-half inch rebar set being located 477.00 feet northeasterly along said right-of-way-line from the intersection of said right-of-way-line with the northeastern right-of-way line of Trophy Trail (having a 60' right-of-way); Thence, leaving said right-of-way line, North 29°26'47" West a distance of 424.83 feet to a one-half inch rebar set; Thence North 39°16'07" East a distance of 512.09 feet to a one-half inch rebar found on the Land Lot line common to Land Lots 77 and 84 of the 5th District of Gwinnett County, Georgia, said one-half inch rebar found being at the TRUE POINT OF BEGINNING; Thence, from said TRUE POINT OF BEGINNING as thus established and along the land lot line common to Land Lots 77 and 84, North 30°17'43" West a distance of 893.70 feet to a one-half inch rebar found; Thence, leaving said land lot line, North 60°12'51" East a distance of 208.04 feet to a one-half inch rebar set; Thence South 51°47'27" East a distance of 1231.15 feet to a one-half inch rebar set on the northwestern right-of-way line of Lawrenceville-Five Forks Trickum Road (having a variable right-of-way width); Thence along said right-of-way line, South 30°50'50" West a distance of 75.00 feet to a one-half inch rebar set; Thence, continuing along said right-way-line, South 31°08'00" West a distance of 395.00 feet to a point; Thence, leaving said right-of-way line, North 57°32'40" West a distance of 538.54 feet to a one-half inch rebar found on the Land Lot line common to Land Lots 77 and 84 of the 5th District of Gwinnett County, Georgia, said one-half inch rebar found being at the TRUE POINT OF BEGINNING.

Said parcel contains 12.3939 acres and is shown as PROPOSED TRACT on that certain PROPOSED REZONING PLAT FOR: Richard M. Craig Estate, dated March 28, 2018, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., R.L.S. No. 2040.

RECEIVED BY

MAR 04 2018

Planning & Development

RZM '18 006

CASE NUMBER RZM2018-00016  
GCID 2018-1427

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 & C-2 to RM-24 by BRAND PROPERTIES, LLC for the proposed use of APARTMENTS (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 & C-2 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential apartments and accessory uses and structure, not to exceed 194 total units.
2. To satisfy the following site development considerations:
  - A. Abide by the applicable requirements of the Civic Center Overlay District as found in Chapter 220 of the Unified Development Ordinance. This shall not preclude a variance application.
  - B. All units shall have granite or solid surface countertops and tile or hardwood floors in the entry, kitchen and bathrooms.
  - C. Buildings shall not exceed three stories plus a basement (3/4 Split) and shall be constructed with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Breezeways shall incorporate window style openings in the elevation design. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
  - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of four percent of units as three-bedrooms or larger.

- E. Provide a 25-foot landscaped buffer in addition to a 25-foot undisturbed buffer adjacent to single-family residential zoning to the south. The buffer shall be enhanced where sparsely vegetated and subject to the review and approval of the Director of Planning and Development.
- F. The development shall be a gated community, with automated card access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
- G. Provide a 50-foot wide landscaped setback along Duluth Highway in general accordance with the site plan presented at the October 2, 2018 Planning Commission public hearing. The landscaped setback shall include a decorative fence or wall and entrance monument(s). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.
- H. Natural vegetation shall remain on the property prior to issuance of a development permit.
- I. All disturbed grassed areas shall be sodded.
- J. All utilities shall be placed underground.
- K. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the cabinet shall be fully surrounded by the same materials. Ground sign(s) shall not exceed 8 feet in height.
- L. Dumpsters/ compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.
- N. In the event of residential tenant evictions, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way unless otherwise required by law.



- O. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
  
  - P. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
  
  - Q. Access to Farmwood Drive shall be prohibited,
3. Abide by the following requirements, dedications and improvements:
- A. As directed by the Gwinnett County Department of Transportation, and at no cost to Gwinnett County: design, dedicate and construct the non-system improvements identified and recommended by the submitted Traffic Impact Study.
  
  - B. The developer shall provide direct pedestrian access to the commercial retail center to the west, subject to the review and approval by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diana Ke  
County Clerk/Deputy County Clerk



## Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 74 and 81 of the 7th Land District of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the southerly end of a miter forming the intersection of the southerly right-of-way line of Georgia S.R. 120 (a/k/a Duluth Highway) (right-of-way varies) with the westerly right-of-way line of Sugarloaf Parkway (right-of-way varies); thence running along said westerly right-of-way line of Sugarloaf Parkway the following courses and distances: South  $17^{\circ}53'57''$  East a distance of 97.86 feet to a point; South  $60^{\circ}46'49''$  West a distance of 36.58 feet to a point; and South  $30^{\circ}25'09''$  East a distance of 177.33 feet to a point; thence leaving said westerly right-of-way line of Sugarloaf Parkway and running South  $62^{\circ}18'39''$  West a distance of 108.51 feet to an iron pin set; thence running North  $28^{\circ}09'15''$  West a distance of 174.42 feet to a 1" open top pipe found on the land lot line common to Land Lots 74 and 81; thence South  $60^{\circ}46'42''$  West a distance of 207.89 feet to a 1/2" rebar found; thence South  $59^{\circ}31'35''$  West a distance of 200.07 feet to a 1/2" rebar found; thence South  $58^{\circ}07'20''$  West a distance of 284.47 feet to a point; thence South  $72^{\circ}53'35''$  West a distance of 117.62 feet to a point; thence South  $71^{\circ}01'45''$  West a distance of 101.49 feet to a point; thence South  $71^{\circ}29'21''$  West a distance of 99.41 feet to a point; thence North  $17^{\circ}13'19''$  East a distance of 415.62 feet to a point; thence South  $72^{\circ}28'19''$  East a distance of 24.05 feet to a point; thence North  $18^{\circ}45'52''$  East a distance of 175.46 feet to a point; thence South  $72^{\circ}47'00''$  East a distance of 124.70 feet to a point; thence North  $18^{\circ}02'27''$  East a distance of 259.47 feet to a point on said southerly right-of-way line of Georgia S.R. 120 (a/k/a Duluth Highway) (right-of-way varies); thence continuing along said southerly right-of-way line of Georgia S.R. 120 (a/k/a Duluth Highway) (right-of-way varies) South  $65^{\circ}49'06''$  East a distance of 100.41 feet to a point; thence South  $76^{\circ}46'28''$  East a distance of 138.83 feet to a point; thence South  $76^{\circ}46'30''$  East a distance of 123.61 feet to a point; thence along the arc of a curve to the left (said arc having a radius of 2,009.86 feet and being subtended by a 201.98 foot chord bearing South  $85^{\circ}35'02''$  East) an arc distance of 202.06 feet to a point at the northerly end of a miter forming the intersection of the southerly right-of-way line of Georgia S.R. 120 (a/k/a Duluth Highway) with the westerly right-of-way line of Sugarloaf Parkway; thence running along said miter South  $46^{\circ}36'26''$  East a distance of 52.53 feet to an iron pin set at the southerly end of said miter and the POINT OF BEGINNING, being 8.548 acres, more or less.

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CASE NUMBER RZR2018-00021  
GCID 2018-1144

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

On motion of COMM. HOWARD, 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 & RA-200 to OSC by PULTE GROUP, INC. for the proposed use of a 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 NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 & RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family detached ranch dwellings and accessory uses and structures not to exceed 30 units. A bonus room with bathroom is allowed in the attic area of the homes.
- B. The development shall be restricted to occupancy by residents aged 55 years or older. This restriction shall be incorporated into the recorded covenants for the subdivision and shall be continually enforced by the neighborhood homeowner's association. Said restrictive covenants are to be reviewed and approved by the Planning and Development Director.
- C. The minimum heated floor area per dwelling shall be 1,600 square feet.
- D. 15 of the homes shall be constructed with primarily brick or stone on the front façades excluding gables. The other 15 homes may be of a mixture of materials. The balance of the home shall be the same, or of fiber-cement siding or shake.
- E. All homes shall have at least a double-car garage.
- F. The mandatory Home Owner's Association will maintain all yards and open space areas.

2. To satisfy the following site development considerations:

- A. Natural vegetation shall remain on the property until the issuance of a development permit.
- B. No part of any lot shall contain stream buffers or setbacks.

- C. The frontage of River Drive shall be planted with a mixture of evergreen trees and shrubs to provide an effective screen from the road. The trees are to be a minimum of 6 feet tall at the time of planting. Final landscape design to be approved by the Director of Planning and Development.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. No direct lot access shall be allowed to River Drive.
- F. All grassed areas on dwelling lots shall be sodded.
- G. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND CONTAINING +/-21.8 ACRES LOCATED IN LAND LOTS 108 AND 109 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF LAND LOTS 104, 105, 108, AND 109; THENCE ALONG THE LAND LOT LINE IN COMMON WITH LAND LOTS 104 AND 109 SOUTH 60°28'46" WEST A DISTANCE OF 30.00' TO A POINT, WHICH IS THE POINT OF BEGINNING.

BEGINNING AT SAID POINT; THENCE ALONG THE LAND LOT LINE IN COMMON WITH LAND LOTS 104 AND 109 SOUTH 60°30'34" WEST A DISTANCE OF 219.40' TO A POINT; THENCE LEAVING THE LAND LOT LINE IN COMMON WITH LAND LOTS 104 AND 109 NORTH 30°09'44" WEST A DISTANCE OF 1743.86' TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF RIVER DRIVE (80' RIGHT-OF-WAY); THENCE ALONG THE RIGHT-OF-WAY OF RIVER DRIVE NORTH 56°16'12" EAST A DISTANCE OF 220.00' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF RIVER DRIVE COUNTERCLOCKWISE ON THE ARC OF A CURVE (RADIUS = 4371.84', ARC = 161.46') WHICH SUBTENDS A CHORD OF NORTH 55°20'45" EAST A DISTANCE OF 161.45' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF RIVER DRIVE NORTH 53°43'55" EAST A DISTANCE OF 120.56' TO A POINT; THENCE ALONG THE RIGHT-OF-WAY OF RIVER DRIVE CLOCKWISE ON THE ARC OF A CURVE (RADIUS = 634.84', ARC = 160.62') WHICH SUBTENDS A CHORD OF NORTH 58°04'52" EAST A DISTANCE OF 160.19' TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF RIVER DRIVE (80' RIGHT-OF-WAY); THENCE LEAVING THE RIGHT-OF-WAY OF RIVER DRIVE SOUTH 24°36'21" EAST A DISTANCE OF 818.09' TO A POINT LOCATED AT THE CENTERLINE OF YELLOW RIVER; THENCE LEAVING THE CENTERLINE OF YELLOW RIVER SOUTH 24°37'35" EAST A DISTANCE OF 674.00' TO A POINT; THENCE SOUTH 72°40'46" WEST A DISTANCE OF 98.50' TO A POINT LOCATED AT THE CENTERLINE OF YELLOW RIVER; THENCE ALONG THE CENTERLINE OF YELLOW RIVER, WHICH MEANDERS ALONG A TRAVERSE LINE OF SOUTH 04°14'45" WEST A DISTANCE OF 226.22' TO A POINT; THENCE ALONG THE CENTERLINE OF YELLOW RIVER, WHICH MEANDERS ALONG A TRAVERSE LINE OF SOUTH 15°50'34" WEST A DISTANCE OF 101.53' TO A POINT LOCATED AT THE CENTERLINE OF YELLOW RIVER; THENCE LEAVING THE CENTERLINE OF YELLOW RIVER SOUTH 30°09'59" EAST A DISTANCE OF 70.13' TO A POINT, WHICH IS THE POINT OF BEGINNING.

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MAY 31 2018

Planning & Development

RZR 18021

CASE NUMBER RZR2018-00019  
GCID 2018-1148

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200, R-75 MOD & C-2 to TND by STONE MANOR HOLDINGS, LLC for the proposed use of a TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200, R-75 MOD & C-2 to TND is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single family detached dwellings and accessory structures with the following limitations:
    - i. No less than 20% of the total number of lots may be categorized as "mid-size lots" per the TND standards within the Unified Development Ordinance.
    - ii. Townhomes shall be prohibited.
  - B. The minimum heated floor area per dwelling shall be as follows:
    - a. Small Lot dwellings: 1,800 square feet
    - b. Mid-size Lot and larger dwellings: 2,400 square feet
  - C. Homes shall be constructed with facades of brick stacked stone, cedar plank or shake, fiber-cement siding, board and batten, and/or shake, in general accordance with the building designs presented at the October 2, 2018 Planning Commission public hearing, with a minimum two-foot brick or stacked stone water table. At least 20% of the homes shall have front facades of primarily brick and/or stone.
  - D. All dwellings shall have a minimum two-car garage. Alleys shall be constructed with a maximum width of 16 feet with no curb or roll-back curb only. No utility easements shall be allowed within any alley. 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 of the Director of Planning and Development.

- E. 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 20-foot buffer along the eastern property line where adjacent to RA-200 property. Provide a 6-foot high wooden privacy fence, to be maintained by the HOA, along the western property line where adjacent to residential lots within the Preserve at Reed Mill subdivision.
  - B. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of lawns and ornamental plantings on residential lots, all common areas/facilities and street frontage landscaping. The South Puckett Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include decorative masonry entrance features. A decorative fence shall be required along the South Puckett Road right-of-way. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.
  - C. Pocket parks with amenities shall be provided along the internal street network. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
  - D. All utilities shall be placed underground.
  - E. Detention pond(s) shall be fenced with a wooden opaque fence a minimum of six feet in height, and shall be fully 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. Direct lot vehicular access to South Puckett Road shall be prohibited.

3. To abide by the following requirements, dedications and improvements.
- A. Subject to the approval of the Director of the Gwinnett County Department of Transportation, design and install two speed humps on South Puckett Road.
  - B. The project entrance shall be aligned to intersect with Hamilton Mill Road per Gwinnett County Department of Transportation standards. A left turn lane shall be provided on Hamilton Mill Road for the project entrance.
  - C. Dead end streets shall require a cul-de-sac turnaround.
  - D. Walking trails shall be incorporated along the stream beds of the site.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diane K...  
County Clerk/Deputy County Clerk



## REZONING LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 182 of the 7th District, Gwinnett County, Georgia containing 27.84 acres more or less as depicted on the surveys prepared by Development Planners and Engineers, Inc. and Blue Landworks, LLC, and being more particularly described as follows:

**Beginning** at an iron pin found (PK nail) in the center of South Puckett Road (having a prescriptive easement) where the center line of South Puckett Road intersects with the Northern right-of-way of Hamilton Mill Road (80' right-of-way) and a State Plane Coordinate of N-1489592.58 E-2364170.93 Georgia West Zone, said PK nail being the **TRUE POINT OF BEGINNING**; Thence continuing along the centerline of South Puckett Road 94.67 feet along the arc of a curve to the right having radius of 3,419.18 feet, and a chord bearing and distance of North 48 degrees 09 minutes 24 seconds East, 94.66 feet to an iron pin found (PK nail); Thence departing said centerline N 17 degrees 30 minutes 27 seconds West, 2111.77 feet to a point; Thence North 59 degrees 36 minutes 52 seconds East, 52.44 feet to a point; Thence South 30 degrees 21 minutes 11 seconds East, 135.37 feet to the centerline of a creek; Thence continuing along said creek centerline, the following bearings and distances, South 62 degrees 33 minute 08 seconds East, 31.98 feet; Thence South 83 degrees 36 minutes 48 seconds East, 44.15 feet; Thence South 45 degrees 22 minutes 23 seconds East, 50.07 feet; Thence South 47 degrees 16 minutes 34 seconds East, 81.56 feet; Thence South 77 degrees 15 minutes 48 seconds West, 40.62 feet; Thence South 06 degrees 58 minutes 42 seconds East, 16.27 feet; Thence South 15 degrees 23 minutes 57 seconds East, 35.75 feet; Thence South 81 degrees 30 minutes 44 seconds East, 66.99 feet; Thence South 15 degrees 11 minutes 07 seconds East, 74.09 feet; Thence South 26 degrees 52 minutes 21 seconds East, 33.22 feet; Thence South 57 degrees 32 minutes 56 seconds East 38.02 feet; Thence North 88 degrees 27 minutes 30 seconds East 19.24 feet; Thence South 61 degrees 37 minutes 45 seconds East, 21.47 feet; Thence South 26 degrees 39 minutes 20 seconds East, 63.59 feet; Thence South 63 degrees 30 minutes 56 seconds East, 41.25 feet; Thence departing said creek centerline, South 74 degrees 34 minutes 20 seconds East, 407.90 feet to an iron pin found (1/2" open top); Thence South 74 degrees 39 minutes 05 seconds East, 104.99 feet to an iron pin found (1/2" open top); Thence South 17 degrees 07 minutes 46 seconds East 969.84 feet to an iron pin found (pk nail) in the centerline of South Puckett Road; Thence continuing along said centerline of South Puckett Road, the following bearings and distances, South 65 degrees 33 minutes 23 seconds West, 215.57 feet to an iron pin found (pk nail); Thence 222.71 feet along the arc of a curve to the left, having a radius of 795.78 feet and a chord bearing and distance of South 56 degrees 20 minutes 22 seconds West, 221.98 feet to an iron pin found (pk nail); Thence 57.58 feet along the arc of a curve to the left, having a radius of 3249.79 feet and a chord bearing and distance of South 49 degrees 46 minutes 54 seconds West, 57.58 feet to an iron pin found (pk nail); Thence South 50 degrees 44 minutes 43 seconds West, 130.86 feet to an iron pin found (pk nail); Thence 50.21 feet along the arc of a curve to the left having a radius of 5088.75 feet and a chord bearing and distance of South 50 degrees 34 minutes 59 seconds West, 50.21 feet to an iron pin found (pk nail); Thence South 50 degrees 03 minutes 45 seconds West, 42.26 feet to an iron pin found (pk nail); Thence departing said centerline of South Puckett Road, South 11 degrees 10 minutes 08 seconds East, 125.03 feet to an iron pin found (1/2" rebar), said pin being on the Northern margin of Hamilton Mill Road having an 80' right-of-way; Thence continuing along said northerly margin South 78 degrees 49 minutes 52 seconds West, 215.00 feet to an iron pin found (PK nail), said nail being in the centerline of South Puckett Road and being the **TRUE POINT OF BEGINNING**.

RECEIVED BY

MAY 31 2018

RZR 18019

Planning & Development

CASE NUMBER RZR2018-00017  
GCID 2018-1161

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to TND by THE PROVIDENCE GROUP OF GEORGIA, LLC for the proposed use of a TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 to TND is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached and detached dwellings and accessory uses and structures, not to exceed 250 units with the following limitations:
  - i. No less than 10% of the total number of lots may be categorized as "mid-size lots" or larger per the TND standards within the Unified Development Ordinance.
  - ii. No more than 62% of the total number of lots may be categorized as "townhomes" per the TND standards within the Unified Development Ordinance.
  - iii. Non-residential development shall be prohibited.
- B. The minimum heated floor area per dwelling shall be as follows:
  - i. Townhomes: 1,800 square feet
  - ii. Small Lot dwellings: 2,200 square feet
  - iii. Mid-size Lot and larger dwellings: 2,400 square feet
- C. The development shall be in substantial conformance with the site plan prepared by Travis Pruitt & Associates, Inc. dated October 12, 2018 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. Homes shall be designed to incorporate the following: all front and side facades shall be designed to the following materials: brick, stone, hardi-plank siding, cedar shake, or a mixture thereof. All rear elevations shall have a brick water table to the level of the main floor, no less than 24-inches in height. Upper floor rear elevations shall be designed to incorporate the following materials: brick, stacked stone, glass, hardi-plank siding, cedar shake or a mixture thereof.
  - E. All dwellings shall have a minimum two-car garage. A minimum 55% of the total lots shall be rear entry via alleys. Alleys shall be constructed with a maximum width of 18-feet, unless designated as a fire access road. Alleys may be constructed with a header curb, roll-back curb or no curb.
  - F. Parallel parking spaces shall be provided per the site plan, but may be moved if approved by staff.
2. To satisfy the following site development considerations:
- A. No zoning buffer shall be required adjacent to any residentially zoned property except that the Landscape Strip Exhibit "Baynes Family Tract" dated October 11, 2018 prepared by Howard J. Anderson and submitted at the (Planning Commission) public meeting November 7, 2018, shall be substantially implemented as indicated along the northern property line in the first full winter after grading is completed, if feasible. Housing units shall be setback a minimum of 70-feet from the northern property line, and detention ponds a minimum of 50-feet from the northern property line as measured from the limits of water retention.
  - B. All utilities shall be placed underground.
  - C. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The Suwanee Creek Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include decorative masonry entrance features. A decorative fence shall be required along the Suwanee Creek Road right-of-way. Landscaping plans, entrance features and fencing shall be subject to the review and approval of the Director of Planning and Development.

- D. A recreation area consisting of a swimming pool and clubhouse shall be provided on the subject property. Five pocket parks shall be provided along the internal street network and evenly spaced throughout the development. Design and location of all recreational areas shall be subject to the review and approval of the Director of Planning and Development.
  - E. Detention pond(s) shall be fenced with a black vinyl-coated chain link or wooden opaque fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
  - F. 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. Direct lot access to Suwanee Creek Road shall be prohibited.
  - I. Contingent on any necessary approvals, sidewalks shall be installed along the Suwanee Creek Road frontage, to connect to the existing sidewalks at Peachtree Ridge Park.
3. To abide by the following requirements, dedications and improvements.
- A. Contingent on any necessary approvals, developer shall make site access improvements noted in 7.2 of the Traffic Study submitted October 1, 2018, subject to the review and approval of the Director of Gwinnett County Department of Transportation. Further, contingent on any necessary approvals including but not limited to the Georgia Department of Transportation and the Gwinnett County Department of Transportation, developer shall install a right turn lane from Suwanee Creek Road onto Buford Highway as recommended in 7.1 of the Traffic Study. The installation shall be prior to the first Certificate of Occupancy, excluding Certificates of Occupancy for model homes. Model home Certificates of Occupancy will be allowed prior to the installation of the right turn lane at Buford Highway.

- B. Contingent on any necessary approvals, provide all necessary easements and construct multiple trail connections to the existing trail network within Peachtree Ridge Park. Trails shall be paved surfaces and a minimum of eight feet in width. Final location and trail surface materials are subject to the review and approval of the Director of Community Services. Trails may be gated at the property line with access restricted for residents only.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/12/18

ATTEST:

Diane K...  
County Clerk/Deputy County Clerk





## LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 166 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

**COMMENCING** at a 1.5" rod found at the corner common to Land Lots 166, 167, 196 & 197, THENCE running along the northwesterly line of Land Lot 166 South 60 degrees 26 minutes 04 seconds West a distance of 90.91 feet to a point at the intersection of said northwesterly line of Land Lot 166 and the westerly R/W line of Suwanee Creek Road (60' R/W); said point being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** and running along said westerly R/W line of Suwanee Creek Road the following courses and distances: along a curve to the right having a radius of 1981.69 feet and a length of 226.84 feet, said curve having a chord bearing of South 13 degrees 52 minutes 57 seconds East and a chord distance of 226.72 feet to a point; THENCE South 10 degrees 36 minutes 12 seconds East a distance of 21.08 feet to a 1.5" rod found; THENCE South 10 degrees 36 minutes 12 seconds East a distance of 116.27 feet to a 1/2" rebar found; THENCE along a curve to the left having a radius of 93989.22 feet and a length of 213.58 feet, said curve having a chord bearing of South 10 degrees 48 minutes 26 seconds East and a chord distance of 213.58 feet to a point; THENCE along a curve to the right having a radius of 1729.96 feet and a length of 410.77 feet, said curve having a chord bearing of South 03 degrees 50 minutes 20 seconds East and a chord distance of 409.81 feet to a 1/2" rebar found; THENCE South 02 degrees 20 minutes 56 seconds West a distance of 136.84 feet to a point; THENCE leaving said R/W line of Suwanee Creek Road South 86 degrees 16 minutes 07 seconds West a distance of 57.55 feet to a point; THENCE South 85 degrees 39 minutes 54 seconds West a distance of 211.69 feet to a point; THENCE South 53 degrees 11 minutes 32 seconds West a distance of 179.22 feet to a point; THENCE South 38 degrees 43 minutes 30 seconds West a distance of 28.08 feet to a point; THENCE South 38 degrees 43 minutes 30 seconds West a distance of 44.19 feet to a point; THENCE South 15 degrees 05 minutes 37 seconds West a distance of 72.47 feet to a point; THENCE South 10 degrees 52 minutes 32 seconds East a distance of 162.59 feet to a point; THENCE South 03 degrees 25 minutes 56 seconds West a distance of 107.26 feet to a 1/2" rebar found; THENCE South 59 degrees 29 minutes 08 seconds West a distance of 216.15 feet to a 1/2" rebar and cap found; THENCE North 62 degrees 13 minutes 00 seconds West a distance of 199.09 feet to a 1.5" angle iron found; THENCE North 81 degrees 56 minutes 40 seconds West a distance of 75.64 feet to 1.5" angle iron found; THENCE South 74 degrees 31 minutes 20 seconds West a distance of 318.49 feet to a point; THENCE South 87 degrees 29 minutes 20 seconds West a distance of 348.35 feet to a 1/2" rebar and cap found; THENCE South 56 degrees 28 minutes 20 seconds West a distance of 236.50 feet to an iron pin set; THENCE South 56 degrees 28 minutes 20 seconds West a distance of 57.11 feet to a 1/2" rebar and cap found; THENCE South 78 degrees 25 minutes 10 seconds West a distance of 74.71 feet to a point; THENCE North 46 degrees 18 minutes 37 seconds West a distance of 97.95 feet to a point; THENCE North 24 degrees 51 minutes 55 seconds West a distance of 38.82 feet to a point; THENCE North 14 degrees 50 minutes 08 seconds West a distance of 21.02 feet to a point; THENCE North 06 degrees 30 minutes 08 seconds West a distance of 87.55 feet to a point; THENCE North 08 degrees 48 minutes 21 seconds West a distance of 142.63 feet to a point; THENCE North 10 degrees 49 minutes 28 seconds West a distance of 95.54 feet to a point; THENCE North 01 degrees 09 minutes 25 seconds West a distance of 36.29 feet to an iron pin set; THENCE North 11 degrees 23 minutes 30 seconds East a distance of 414.75 feet to an iron pin set on the northwesterly line of Land Lot 166; THENCE running along said Land Lot Line the following courses and distances: North 58 degrees 39 minutes 01 seconds East a distance of 431.26 feet to an iron pin set; THENCE North 60 degrees 24 minutes 01 seconds East a distance of 291.79 feet to a 1/2" rebar found; THENCE North 60 degrees 24 minutes 01 seconds East a distance of 585.66 feet to a 1/2" rebar found; THENCE North 60 degrees 24 minutes 01 seconds East a distance of 23.10 feet to a 1/2" rebar found; THENCE North 60 degrees 26 minutes 04 seconds East a distance of 724.48 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 49.653 acres.

RZR 18017

RECEIVED BY

MAY 04 2018

Planning & Development

CASE NUMBER RZR2018-00030  
GCID 2018-1430

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Nay
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Nay
John Heard, District 4	Yes	Aye

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On motion of COMM. HEARD, 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 & R-100 to R-SR by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of SENIOR ORIENTED RESIDENCES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200 & R-100 to R-SR 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 228 lots. The development shall be restricted to occupancy by residents aged 55 years or older.
- B. Project layout and neighborhood amenities shall be in general accordance with the site plan presented at the November 7, 2018 Planning Commission meeting.
- C. The Homeowner's Association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The Homeowner's Association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
- D. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- E. Homes shall be constructed on all four sides with a mix of brick, stone, or other low maintenance materials such as fiber-cement siding or shake, with a minimum two-foot brick or stacked stone water table. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
- F. All dwellings shall have a minimum two-car garage.
- G. The subdivision shall have entrance features made of brick or stone with landscaping. The final design shall be approved by the Director of Planning and Development. A wrought iron-style fence, a minimum of four-feet high, shall be installed along the exterior road frontages with brick or stone columns spaced 50-feet on-center that match the entry features. A double row of landscaping is to be installed along the interior of the fencing with a mixture of evergreen plants that are a minimum of four to six feet high at the time of planting.

- H. Homes may include a walk-up second story "bonus room" and/or full bathroom.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
  - B. A minimum 50-foot landscaped building setback shall be provided adjacent to abutting exterior streets. The landscaped setback shall incorporate a 25-foot landscape buffer as required by the Unified Development Ordinance standards for R-SR developments.
  - C. All utilities shall be placed underground.
  - D. Detention ponds shall be fenced with a wooden privacy fence or a black vinyl-coated chain link fence a minimum of six-feet in height.
  - E. No direct lot access shall be allowed to Cooper Road or Hope Hollow Road.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of the first certificate of occupancy the applicant shall construct, at no cost to the County, left turn lanes into the development as required by the Gwinnett County DOT.
  - B. Provide a left turn lane on Cooper Road into the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/16

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## *Legal Description*

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 133, 5<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**TO FIND THE POINT OF BEGINNING** commence at the southeastern intersection of the right of way of Cooper Road (80 feet right of way) and the right of way of Hope Hollow Road, also known as Turner Road (80 feet right of way); thence along the southeasterly right of way of Cooper Road a distance of 326.95 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along said right of way North 60°06'31" East a distance of 1005.81 feet to a point; thence leaving said right of way South 45°13'58" East a distance of 92.67 feet to a point located on the Land Lot Line common to Land Lots 133 and 156; thence along said Land Lot Line South 29°51'16" East a distance of 2494.48 feet to a point; thence leaving said Land Lot Line South 59°21'57" West a distance of 1287 feet to a point on the northerly right of way line of Hope Hollow Road; thence along said right of way line of Hope Hollow Road North 32°26'34" West a distance of 650.00 feet to a point; thence departing said right of way North 59°21'57" East a distance of 261.0 feet to a point; thence North 29°23'37" West a distance of 369.98 feet to a point; thence South 60°12'33" West a distance of 270.92 feet to a point on the right of way of Hope Hollow Road; thence continuing along said right of way North 31°36'12" West a distance of 386.27 feet to a point; thence leaving said right of way North 58°38'19" East a distance of 285.98 feet to a point; thence North 29°26'42" West a distance of 1192.01 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 67.95 acres more or less.

CASE NUMBER CIC2018-00016  
GCID 2018-1501

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of COMM. HOWARD, 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 YURIDIA BARCENAS HERNANDEZ to Change the Conditions of Zoning on a tract of land zoned M-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. The sole M-2 uses allowed for the property shall be automobile repair, and a towing/wrecking service and vehicle storage/impound lot as a special use. Any other use of the property shall be limited to those uses permitted within the M-1 (Light Industry District) zoning district. Salvage/junk yard operations shall be prohibited.
2. The impound lot shall be restricted to the area to the side and rear of the building, behind the existing fence and gate. The existing fence shall be fitted with screening slates or fabric, to provide an effective screen from view of Arcadia Industrial Circle, to be approved by the Director of Planning and Development. The impound lot shall not be open or receive towed vehicles between the hours of 10:00 p.m. and 6:00 a.m.
3. The paved area at the front of the lot, between Arcadia Industrial Circle and the front building façade and fence/gate, shall remain free of vehicles awaiting repair and towed vehicles at all times, and shall be utilized for rear access and customer parking only.
4. Outdoor storage of auto parts, tires, or other similar materials or debris is prohibited.
5. Any dumpster(s) shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
6. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

7. This Special Use Permit shall expire if the applicant ceases to operate the towing/wrecker service or vehicle impoundment lot. The Special Use Permit also expires if the towing/wrecker service or vehicle impoundment lot is sold, transferred, or otherwise conveyed to another entity.
8. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
9. The property owner shall construct a minimum 6-foot tall chain link fence along the side and rear property lines to enclose the rear yard and restrict storage of vehicles to the subject site. All vehicles presently stored on the neighboring property shall be removed.
10. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
11. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Deane Kern  
County Clerk/Deputy County Clerk





Legal Description  
4138 Arcadia Industrial Circle

All that certain tract or parcel of land lying in Land Lots 125 and 132 of the 6th District, Gwinnett County, Georgia (being a part of Lot 9 of Arcadia Industrial Park) depicted on a certain survey for John T. Souter dated January 15, 1999, prepared by Tru-Line Surveying, Inc. (bearing the seal of W.E. Clonts, GRLS No. 2166) and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at the intersection of the northeastern/western margin of the right-of-way of Arcadia Industrial Circle (a 100 foot right-of-way at that point) with the eastern margin of the right-of-way of Arcado Road (a 100 foot right-of-way); running thence in a generally northeasterly direction along the margin of the right-of-way of said Arcadia Industrial Circle, and following the curvature thereof, a distance of 994.6 feet to an iron pin found on the western margin of the right-of-way of said Arcadia Industrial Circle (an 80 foot right-of-way at that point) at the POINT OF BEGINNING, as thus established, and leaving the margin of the right-of-way of said Arcadia Industrial Circle, running thence north 61 degrees 10 minutes 0 seconds west a distance of 312.83 feet to an iron pin found; thence north 19 degrees 15 minutes 46 seconds east a distance of 141.40 feet to a point; thence south 61 degrees 09 minutes 34 seconds east a distance of 312.60 feet to a point on the western margin of the right-of-way of said Arcadia Industrial Circle; thence south 19 degrees 10 minutes 0 seconds west along the western margin of the right-of-way of said Arcadia industrial Circle a distance of 141.40 feet to an iron pin found at the POINT OF BEGINNING.

W. E. CLONTS  
GRLS No. 2166  
Professional Surveyor  
CIC '18 016

CASE NUMBER CIC2018-00017  
GCID 2018-1502

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Attached townhouse dwellings and accessory uses not to exceed 49 units with a maximum of 20 units adjacent to Highpoint Road.
  - B. The minimum heated floor area per unit shall be 1,600 square feet.
  - C. A common area shall be provided as an amenity to the development.
  - D. All townhouses shall be designed with front facades of brick and/or stacked stone with minor accents of fiber cement shake or siding with sides and rears of the same or fiber cement shake or siding. The sides of the townhomes (2) that face the front entrance drive shall be brick and/or stacked stone.
  - E. A mandatory Homeowner's Association shall be established and shall be responsible for maintenance of all common areas/facilities, outside maintenance of all townhomes (i.e., painting, roofing, etc.), street frontage landscaping, fencing (exterior and screening), and lawn and ornamental planting maintenance on individual lots.
  - F. All units shall have at least a double-car garage.

2. To satisfy the following site development considerations:
  - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
  - B. Provide a 25-foot rear building setback adjacent to all residentially-zoned properties. Provide a 20-foot external front yard setback and 20-foot landscaped setback along the frontage of Highpoint Road. On townhome lots only (not common area) provide a six-foot stained wooden privacy fence along the shared property line of the Bankston Woods subdivision.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.
  - D. The Highpoint Road frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a landscaped entrance feature. At a minimum, the landscaped entrance feature shall include a decorative wrought iron style fence with brick/stone columns spaced 72-feet on center and landscaping extending along the Highpoint Road frontage from the development entrance to the end of the proposed stormwater detention pond and individual townhome lots. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
  - E. All grassed areas on dwelling lots shall be sodded.
  - F. Underground utilities shall be provided throughout the development.
  - G. Detention pond(s) shall be screened with a six foot stained wood privacy fence. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.

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

- A. Subject to the approval of the Gwinnett County Department of Transportation, the developer shall provide a five foot wide sidewalk as well as curb and gutter along the Highpoint Road frontage connecting to Spruce Circle. If recommended by the traffic impact study and approved by the Gwinnett County Department of Transportation (D.O.T.), the applicant shall install a left turn lane on Highpoint Road into the development prior to the issuance of the first certificate of occupancy. All design and construction shall be subject to D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/4/18

ATTEST:

Diane Kempf  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 50 of the 6<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at a point located on the northeasterly right-of-way of Highpoint Road having a 80' right-of-way width with the intersection on the Land Lot Line Common to Land Lots 50 and 51, said point being THE TRUE POINT OF BEGINNING;

THENCE North 60 degrees 57 minutes 21 seconds East for a distance of 244.34 feet leaving said right-of-way to point;

Thence South 29 degrees 16 minutes 27 seconds East for a distance of 1,095.61 feet to a point;

THENCE South 59 degrees 21 minutes 06 seconds West for a distance of 244.74 feet to point located on the northeasterly right-of-way of Highpoint Road having a 80' right-of-way width;

THENCE North 29 degrees 15 minutes 25 seconds West for a distance of 1,102.46 feet along said right-of-way to a point, said point being THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 6.169 acres more or less.

RECEIVED BY

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Planning & Development

RZM 138003

CASE NUMBER SUP2018-00058  
GCID 2018-1503

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>TH</sup> day of NOVEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial, office and accessory uses, which may include fireworks sales as a special use.
2. Hours of operation shall be limited to between 9:00 AM and 9:00 PM.
3. 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.
4. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
5. 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.
6. Outdoor sales, storage or display of merchandise shall be prohibited. Parking lot sales of fireworks shall be prohibited.



7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



OK 52747 P00164

Exhibit "A"

Legal Description

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

BEGINNING at a concrete right of way monument found at the intersection of the easterly right of way line of Breckinridge Extension (having a variable right of way) and the southerly right of way line of Georgia State Route 120 (having a variable right of way); thence along the southerly right of way of Georgia State Route 120, North 85 degrees, 35 minutes, 38 seconds East a distance of 65.05 feet to a concrete right of way monument found; thence North 76 degrees, 48 minutes, 05 seconds East a distance of 202.01 feet to a concrete right of way monument found; thence North 85 degrees, 00 minutes, 07 seconds East a distance of 370.97 feet to a 5/8" rebar set; thence leaving said right of way, South 03 degrees, 19 minutes, 04 seconds East a distance of 237.40 feet to a 1/2" rebar found; thence South 86 degrees, 41 minutes, 42 seconds West a distance of 400.37 feet to a 1/2" rebar found; thence South 86 degrees, 31 minutes, 36 seconds West a distance of 196.54 feet to a 1/2" rebar found on the easterly right of way line of Breckinridge Extension; thence along said right of way along the arc of a curve to the left with an arc length of 39.43 feet, said curve having a radius of 1390.00 feet, with a chord bearing of North 00 degrees, 16 minutes, 43 seconds East and a chord length of 39.43 feet to a concrete right of way monument found; thence North 89 degrees, 51 minutes, 00 seconds West a distance of 34.50 feet to a concrete right of way monument found; thence along the arc of a curve to the left with an arc length of 77.47 feet, said curve having a radius of 1355.00 feet, with a chord bearing of North 01 degrees, 41 minutes, 01 seconds West and a chord length of 77.46 feet to a concrete right of way monument found; thence North 03 degrees, 30 minutes, 06 seconds West a distance of 73.06 feet to a concrete right of way monument found on the southerly right of way line of Georgia State Route 120; said point being the TRUE POINT OF BEGINNING.

Said Tract of land contains 3.197 acres and is more particularly shown on an ALTA/ACSM Land survey for Discover Commons, LLC, United Americas Bank, N.A. and Chicago Title Insurance Company, dated May 4, 2005, last revised September 6, 2006, prepared by Geo-Survey, Ltd., by Trenton Turk, GRLS No. 2411 and is incorporated herein by reference.

TOGETHER WITH AND SUBJECT TO covenants, restrictions and easements of record.

RECEIVED BY

SUP 18 05 8

AUG 17 2018

Planning & Development

CASE NUMBER SUP2018-00060  
GCID 2018-1504

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 27, 2018

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

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Out of Room	Out of Room
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of COMM. HOWARD, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHETSADA RONPIRIN for the proposed use of an AUTOMOBILE BODY & 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 NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>TH</sup> day of NOVEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial uses, which may include automobile repair and automobile body repair as special uses. Salvage/junk yard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. The existing building shall be repainted a neutral earth tone color. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
4. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
5. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.

6. All vehicles awaiting repair shall be parked in the paved area along the side and rear of the building behind the existing fence and gate. The existing fence shall be fitted with screening slats or fabric, to provide an effective screen from view of Arcadia Industrial Circle. The paved area at the front of the lot, between Arcadia Industrial Circle and the front building façade and fence/gate, shall remain free of vehicles awaiting repair at all times, and shall be utilized for rear access and customer parking only.
7. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
8. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diana Ken  
County Clerk/Deputy County Clerk



Legal Description

4142 Arcadia Industrial Circle

All that certain tract or parcel or land lying and being in Land Lots 125 and 123 of the 6th Land District of Gwinnett County, Georgia and being known and designated as a 1.534 acre portion of Lot 10, Arcadia Industrial Park, according to a plat survey by Hannon, Meeks and Bagwell, Surveyors and Engineers, Inc., date June 10, 1977 and recorded in Plat Book "7"-A Gwinnett County Records, which plat by reference is incorporated herein and made a part hereof.

Property local by the map shown with the highlighter.

CASE NUMBER SUP2018-00061  
GCID 2018-1505

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

---

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by AKRAM ABDELMASIH for the proposed use of an AUTOMOBILE BODY & 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 NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>TH</sup> day of NOVEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses which may include automobile repair and automobile body repair as special uses.
2. Abide by all applicable conditions of zoning established pursuant to RZ-160-88.
3. All work on automobiles shall occur within the enclosed building.
4. The hours of operation shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays. Dynamometer testing shall be prohibited.
5. Outdoor sales, storage or display of tires or parts shall be prohibited. The site shall be kept free of junk cars and other debris at all times. Any vehicle(s) awaiting repair or parked overnight shall be kept inside the building or stored to the side of the building within the fenced enclosure.
6. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
7. Peddlers and/or parking lot sales shall be prohibited.



8. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. The Special Use Permit shall be valid for a 24-month period, at which time the use shall cease or the Special Use Permit shall be renewed.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diana King  
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

CASE NUMBER RZC2018-00018  
GCID 2018-1490

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Out of Room	Out of Room
John Heard, District 4	Yes	Abstained

---

On motion of CHARIMAN NASH, which carried 3-0-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to C-2 by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of COMMERCIAL RETAIL (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from O-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. The following uses shall be prohibited:

- adult bookstores or entertainment
- automotive parts stores
- bars serving alcohol
- contractors offices
- convenience stores and gasoline pumps
- dance clubs
- drive-thru restaurants or facilities
- emission inspection stations
- equipment rental
- extended stay hotels or motels
- liquor stores
- massage parlors
- night clubs
- recovered materials processing facilities
- smoke shops/novelty stores
- taxidermists
- tattoo parlors
- yard trimmings composting facilities

B. Building height shall be limited to one story.

- C. Buildings shall be constructed of four sides primarily brick or stone (stucco may only be used as an accent material). Non-stucco masonry finishes shall not be painted. Building shall not include more than 25% of EFIS on the front façade. Final building elevations shall be submitted to the Director of Planning and Development for review and approval.
  - D. The existing residential structures shall not be converted for business activity and shall be removed from the site when any portion thereof is developed. Upon demolition of the existing buildings, the property owner shall complete a pest and termite inspection and treatment.
2. To satisfy the following site development considerations:
- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of an administrative variance or by the Zoning Board of Appeals, as appropriate.
  - B. Provide a 20-foot wide landscape buffer adjacent to the rear property line. The buffer shall be enhanced where sparsely vegetated with a double row of evergreens to create an effective visual screening. Also, provide a 6-foot high wooden opaque fence at the rear property line.
  - C. Provide a ten-foot wide landscaped strip along the right-of-way of Sugarloaf Parkway and along the side property lines.
  - D. Ground signage shall be limited to a single externally-illuminated 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, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight-feet in height.
  - E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
  - F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

- G. 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.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**LAND DESCRIPTION**  
**for**  
**SUGARLOAF OFFICE PARK**  
**PROPOSED ZONING – O&I**

All that tract or parcel of land lying and being in district 7, land lot 005, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the **POINT OF BEGINNING** and the beginning of a curve to the right, of which the radius point lies N.40°42'23"E., a radial distance of 1,930.29 feet; thence northwesterly along the arc, through a central angle of 03°29'38", a distance of 120.74 feet to the point of curve of a non tangent curve to the right, of which the radius point lies N.34°57'56"E., a radial distance of 1,743.45 feet; thence northwesterly along the arc, through a central angle of 06°45'23", a distance of 205.47 feet to a point of compound curve to the right having a radius point that lies N30°20'25"W with a radius of 2,262.47 feet and a central angle of 02°29'40"; thence northwesterly along the arc, a distance of 98.49 feet; thence N.58°55'04"E., a distance of 256.88 feet; thence S.31°22'01"E., a distance of 297.26 feet; thence S.31°55'13"E., a distance of 85.00 feet; thence S.50°39'47"W., a distance of 231.33 feet to the **POINT OF BEGINNING**.

Said property containing **101,248 square feet or 2.32 acres, more or less.**

10/10/10

CASE NUMBER RZR2018-00031  
GCID 2018-1492

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Out of Room	Out of Room
John Heard, District 4	Yes	Aye

---

On motion of CHAIRMAN NASH, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by JEFFERY O'MARA for the proposed use of a 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 NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Limited to four residential lots as shown on the submitted site plan.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one-story homes and 2,400 square feet for two-story homes.
  - C. Homes shall be constructed of primarily brick or stacked stone on the front façade, with the balance of the home being the same or of fiber-cement siding or shake with a minimum two-foot masonry water table.
  - D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of an administrative variance or by the Zoning Board of Appeals, as appropriate.
  - B. Natural vegetation shall remain on the property until the issuance of individual building permits for each lot.
  - C. All grassed areas on dwelling lots shall be sodded.

- D. All utilities shall be placed underground.
- E. Individual driveway locations and site distance requirements shall be reviewed and approved by Gwinnett County Department of Transportation.
- F. Residential Drainage Plans will be required on all lots obtaining building permits for new construction.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



**EXHIBIT A**

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in G.M.D. No. 1587, the County of Gwinnett and the State of Georgia, being 3.09 acres according to a plat of survey prepared for Tony Tanner and W. T. Dunahoo & Associates, surveyors, and being more particularly described as follows and made a part hereof; All that tract or parcel of land beginning at an iron pin found on the westerly right of way of Bailey Woods Road (60 foot right of way) which point is 115.7 feet in a southerly direction along said right of way from its intersection with the right of way of GA. Highway 324; thence south 51 degrees 5 minutes west 365.8 feet to an iron pin found thence south 38 degrees 50 minutes east 571.4 feet to an iron pin found; thence north 55 degrees 0 minutes east 77.8 feet to an iron pin set on the right of way of Bailey Woods Road; continue thence along said right of way north 9 degrees 29 minutes west 388.9 feet to a point; thence along said right of way north 13 degrees 40 minutes west 150 feet to a point; thence along said right of way north 20 degrees 36 minutes west 107.9 feet to an iron pin found at the point of beginning.

(228 988 88)

RD

CASE NUMBER RZR2018-00036  
GCID 2018-1497

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 27, 2018

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

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Out of Room	Out of Room
John Heard, District 4	Yes	Aye

---

On motion of COMM. HEARD, which carried 4-0, 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 MOD & R-100 MOD to TND by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of a TRADITIONAL NEIGHBORHOOD DEVELOPMENT (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27<sup>th</sup> day of NOVEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-75 MOD & R-100 MOD to TND is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory structures, not to exceed 295 lots, with the following limitations:
    - i. No less than 10% of the total number of lots shall be "mid-size lots" per the TND standards within the Unified Development Ordinance.
    - ii. No more than 50% of the total number of lots shall be "small lots" per the TND standards within the Unified Development Ordinance.
    - iii. No more than 50% of the total number of lots may be categorized as "townhome lots" per the TND standards within the Unified Development Ordinance.
  - B. Homes shall be constructed with front facades of primarily brick and/or stacked stone. The balance of each home may be the same or fiber-cement shake or siding with a brick or stacked stone water table to the bottom of the first floor windows. Final building materials and elevations shall be subject to the review and approval of the Director of Planning and Development. Notwithstanding the foregoing, homes constructed on the mid-sized lots shown as part of Pod A and Pod D, which adjoin the Hedgerows Subdivision, shall be constructed with side

and rear elevations primarily of brick and/or stacked stone, with minor treatments (i.e., chimneys, roof gables, bay windows, dormers, etc.) may be of the same materials or of stucco, shake shingle, wood or fiber cement siding. Townhomes shall not be required to provide the brick or stacked stone water table to the bottom of the first floor window.

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

- i. Townhome dwellings: 1,600 square feet
- ii. Small Lot dwellings: 2,400 square feet
- iii. Mid-size Lot dwellings: 2,400 square feet for single-story  
2,800 square feet for two-story

D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. The Ivy Creek Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include decorative masonry entrance features. A decorative fence or berm shall be required along the Ivy Creek Road right-of-way. Landscaping plans, entrance features, berms and fencing shall be subject to the review and approval of the Director of Planning and Development.
- C. Provide minimum 25-foot wide landscaped buffer adjacent to adjoining R-100 MOD zoned properties. Along the property line adjoining Hedgerows Subdivision lots with the following Gwinnett Tax Parcel Numbers: R7142 148, R7142 149, R7142 150, R7142 151, R7142 152, R7142 153, R7179 037, R7179 253, R7179 254, R7179 255, R7179 256, R7179 258, R7179 259, RR7179 260, R7179 261, R7179 262, R7179 263, R7179 276, R7179 277, R7179 278 and R7179 279: provide a 50-foot wide buffer which shall be undisturbed except for additional

landscaping only where sparsely vegetated, said additional landscaping shall be planted from the property line to the buffer line, to consist of a mixture of an undulating berm of Thuga Green Giants or similar, designed to blend with the natural landscape and being two staggered rows planted with a spacing distance recommended by Gwinnett County Planning Department (but not closer than 6-feet and no further than 12-feet), and shall be 6-feet to 8-feet tall at time of planting with a two year warranty. Along the buffer with RA-200 zoned properties, there shall be a 35 foot landscaped buffer between lot lines and the RA-200 property line. Utility tie-ins and stormwater management will be allowed in this area. No other buffers shall be required. Buffers may be enhanced where sparsely vegetated, or may be graded and replanted per approval of the Director of Planning and Development.

- D. Pocket parks, active or passive recreation areas and off-street walking trails shall be provided. Trails and amenities shall be provided around detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- E. Building lots shall comply with the UDO.
- F. No direct lot access shall be allowed onto Ivy Creek Road.
- G. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- H. Underground utilities shall be provided throughout the development.
- I. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
- J. All grassed areas on dwelling lots shall be sodded.

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 intersections of Ivy Creek Road and Gravel Springs Road as well as the intersection of Ivy Creek Road and Camp Branch Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/11/18

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



### PROPERTY DESCRIPTION

All that tract or parcel of land lying and being situated in Land Lots 142 and 179 of the 7th Land District, Gwinnett County, State of Georgia and being more particularly described as follows:

Beginning at a point at the intersection of Land Lots 142, 143, 178, and 179, said point being the point of beginning; thence N30°15'32"W a distance of 676.80 feet to a 1/2" open top pipe found; thence N49°14'34"E a distance of 641.08 feet to a 1" open top pipe found; thence N48°10'45"E a distance of 448.69 feet to a 1/2" open top pipe found; thence N40°19'13"W a distance of 385.28 feet to a 1/2" rebar found; thence N62°24'10"E a distance of 213.31 feet to a rock found; thence N64°46'33"E a distance of 1,373.49 feet to a 1/2" open top pipe found; thence S35°05'25"E a distance of 1,847.69 feet to a point on the right-of-way of Ivy Creek Road, said right-of-way having an apparent width of 60 feet; thence continuing along said right-of-way line in a generally southwesterly direction and following the meanderings thereof as depicted on that certain boundary survey prepared for Ruby-Forest, Ltd. by Chris M. Patton, Georgia Registered Land Surveyor No. 2647 and dated 06-28-05 a distance of 954.3 feet to a 1/2" rebar set; thence departing said right-of-way N30°36'06"W a distance of 285.24 feet to a point; thence S67°06'28"E a distance of 212.76 feet to a point; thence S69°09'11"E a distance of 206.70 feet to a point; thence S59°11'35"W a distance of 1,544.22 feet to a point, said point being the point of beginning.

Said tract containing 77.42 acres.