

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

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: APRIL 17, 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.

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

On motion of COMM. HEARD, which carried a 4-1 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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 RL to R-SR by CKK DEVELOPMENT LLC for the proposed use as 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 MARCH 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RL to R-SR is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 80 lots. The development shall be restricted to occupancy by residents aged 55 years or older.
 - B. The homeowner's association shall be responsible for maintenance of all common areas and facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots.
 - C. The minimum heated floor area per dwelling unit shall be 1,800 square feet with an average of 2,100 square feet across all units.
 - D. Homes shall be constructed with front facades of primarily brick or stone, the balance of the home shall be the same of fiber cement sided or shake with a minimum three foot high brick or stacked stone water table. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
 - E. Homes shall have the option for a second floor living space in the center of the footprint of the home and shall not be limited to areas solely above the garage.
 - F. The site shall be developed in general accordance with the revised site plan submitted at the March 6, 2018 Planning Commission meeting not to exceed 80 lots. All dwellings shall have a minimum two-car garage.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
 - B. All utilities shall be placed underground.
 - C. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens. Final screening plans shall be subject to the review and approval of the Director of Planning and Development.

- D. Project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plan shall be subject to the review and approval of the Director of Planning and Development.
3. To abide by the following requirements, dedications and improvements:
- A. The project entrance shall align with the existing signalized intersection at Buford Dam Road and the Shoal Creek Filter Plant.
 - B. The developer shall provide access to existing properties on Old Garrett Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 361 AND 362, OF THE 7TH DISTRICT, GEINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DIECRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF OLD GARRETT ROAD (ON RIGHT-OF-WAY) AND THE 80 FOOT RIGHT-OF-WAY BUFORD DAM ROAD, THENCE PROCEEDING IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 585.21 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING:

THENCE North 71 degrees 40 minutes 47 seconds West for a distance of 9.48 feet TO A POINT
THENCE North 66 degrees 30 minutes 57 seconds West for a distance of 319.18 feet to a POINT;
THENCE North 75 degrees 42 minutes 28 seconds West for a distance of 142.83 feet to a POINT;
THENCE North 85 degrees 41 minutes 10 seconds West for a distance of 77.64 feet to a POINT;
THENCE South 86 degrees 29 minutes 38 seconds West for a distance of 89.45 feet to a POINT;
THENCE South 78 degrees 50 minutes 00 seconds West for a distance of 68.99 feet to a POINT;
THENCE South 75 degrees 02 minutes 36 seconds West for a distance of 66.14 feet to a POINT;
THENCE South 74 degrees 13 minutes 59 seconds West for a distance of 126.32 feet to a POINT;
THENCE South 73 degrees 53 minutes 08 seconds West for a distance of 59.86 feet to a POINT;
THENCE South 70 degrees 31 minutes 26 seconds West for a distance of 98.50 feet to a POINT;
THENCE South 67 degrees 10 minutes 42 seconds West for a distance of 123.78 feet to a POINT;
THENCE South 66 degrees 06 minutes 46 seconds West for a distance of 136.59 feet to a POINT;
THENCE South 66 degrees 22 minutes 06 seconds West for a distance of 43.43 feet to a POINT;
THENCE North 10 degrees 37 minutes 04 seconds West for a distance of 193.65 feet to a POINT;
THENCE North 67 degrees 08 minutes 51 seconds East for a distance of 284.63 feet to a POINT;
THENCE North 11 degrees 10 minutes 15 seconds East for a distance of 155.06 feet to a POINT;
THENCE North 84 degrees 01 minutes 10 seconds West for a distance of 56.82 feet to a POINT;
THENCE North 07 degrees 46 minutes 15 seconds East for a distance of 563.93 feet to a POINT;
THENCE in an Easterly direction along centerline of a creek for a distance of 324.0± to a POINT;
THENCE South 76 degrees 51 minutes 31 seconds East for a distance of 356.84 feet to a POINT;
THENCE South 05 degrees 59 minutes 04 seconds East for a

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distance of 59.95 feet to a POINT;
THENCE South 56 degrees 39 minutes 33 seconds East for a
distance of 68.23 feet to a POINT;
THENCE South 31 degrees 38 minutes 33 seconds East for a
distance of 102.93 feet to a POINT;
THENCE North 25 degrees 46 minutes 57 seconds East for a
distance of 192.55 feet to a POINT;
THENCE North 19 degrees 32 minutes 18 seconds West for a
distance of 186.88 feet to a POINT;
THENCE North 40 degrees 16 minutes 42 seconds East for a
distance of 151.01 feet to a POINT;
THENCE South 50 degrees 45 minutes 36 seconds East for a
distance of 43.33 feet to a POINT;
THENCE South 78 degrees 00 minutes 53 seconds East for a
distance of 56.73 feet to a POINT;
THENCE South 87 degrees 53 minutes 59 seconds East for a
distance of 38.48 feet to a POINT;
THENCE South 03 degrees 24 minutes 57 seconds West for a
distance of 208.12 feet to a POINT;
THENCE South 63 degrees 39 minutes 15 seconds East for a
distance of 444.40 feet to a POINT;
THENCE South 07 degrees 32 minutes 09 seconds West for a
distance of 30.27 feet to a POINT;
THENCE South 03 degrees 47 minutes 40 seconds West for a
distance of 33.96 feet to a POINT;
THENCE South 02 degrees 11 minutes 48 seconds West for a
distance of 29.01 feet to a POINT;
THENCE South 00 degrees 52 minutes 39 seconds West for a
distance of 24.25 feet to a POINT;
THENCE South 00 degrees 03 minutes 15 seconds West for a
distance of 20.51 feet to a POINT;
THENCE North 72 degrees 56 minutes 11 seconds West for a
distance of 275.63 feet to a POINT;
THENCE South 18 degrees 54 minutes 22 seconds West for a
distance of 124.99 feet to a POINT;
THENCE South 77 degrees 17 minutes 47 seconds East for a
distance of 299.58 feet to a POINT;
THENCE South 16 degrees 47 minutes 04 seconds West for a
distance of 26.43 feet to a POINT;
THENCE South 19 degrees 29 minutes 30 seconds West for a
distance of 22.08 feet to a POINT;
THENCE South 24 degrees 59 minutes 32 seconds West for a
distance of 22.49 feet to a POINT;
THENCE South 31 degrees 58 minutes 34 seconds West for a
distance of 20.77 feet to a POINT;
THENCE South 31 degrees 08 minutes 22 seconds West for a
distance of 29.49 feet to a POINT;
THENCE South 24 degrees 31 minutes 16 seconds West for a
distance of 28.32 feet to a POINT;
THENCE South 21 degrees 15 minutes 02 seconds West for a
distance of 19.31 feet to a POINT;
THENCE South 19 degrees 01 minutes 32 seconds West for a
distance of 23.01 feet to a POINT;
THENCE North 55 degrees 49 minutes 46 seconds West for a

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distance of 94.58 feet to a POINT;

THENCE South 35 degrees 28 minutes 27 seconds West for a distance of 351.52 feet to a POINT;

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

Said property contains 24.4 acres more or less.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: APRIL 24, 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.

Name	Present	Vote
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 a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 & C-2 to R-TH by PARKLAND COMMUNITIES, INC. for the proposed use as TOWNHOUSES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 24, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-75 & C-2 to R-TH is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. One- and two-story single-family attached townhouse dwellings and accessory uses not to exceed 237 units for a maximum net density of 6.22 units per acre. The development shall substantially conform to the site plan submitted at the April 24, 2018 Board of Commissioners public hearing .
 - B. The front facades of the homes shall be a mixture of brick, stone, and cement fiber materials with the sides and rear of the same or fiber cement. The use of vinyl siding is prohibited. Architectural materials and 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 two-car garage.
 - E. Recreation areas shall be provided per the site plan submitted at the April 24, 2018 Board of Commissioners public hearing. Recreation areas shall include, but not be limited to a pool, cabana, play field, and park areas. A mandatory Homeowner's Association shall be established which provides for common building and grounds maintenance, repair and insurance. 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 re-roofing and painting from time to time.
 - 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.
 - iv. HOA documents shall include a statement that the townhome buyers are moving into an area adjacent to an auto repair and sales facility.

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 landscaped buffer per the site plan submitted at the April 24, 2018 Board of Commissioners public hearing. All perimeter fencing shall be five foot powder coated aluminum. The fencing along Covered Bridge Subdivision which shall be an eight foot wooden privacy fence and all fencing shall be located as shown on the site plan submitted at the April 24, 2018 Board of Commissioners public hearing. A buffer landscaping plan shall be created and shall be subject to the review and approval of the Director of Planning and Development.
 - C. The landscape buffer bordering Habib & Habib Holding, LLC shall be subject to the review and approval of the Director of Planning and Development.
 - D. Provide a 50-foot wide landscape strip along Buford Highway. The Buford Highway frontage shall include increased landscaping and a masonry entrance feature. The feature may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns. Landscaping, entrance features and fencing plans shall be subject to review and approval of the Director of Planning and Development.
 - E. All grassed areas shall be sodded.
 - F. All utilities shall be placed underground.
 - G. Natural vegetation shall remain on the property until the issuance of a development permit.

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 per the requirements of the Gwinnett County D.O.T.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/18

ATTEST:

[Signature]
County Clerk/Deputy County Clerk



Written Description

Buford Highway

Overall Boundary

All that tract or parcel of land lying and being in Land Lots 238 & 259, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin set on the southeasterly right of way of Buford Highway (right of way varies); said point being 1150 feet northeasterly, as measured along said right of way, from the intersection of said right of way and the west line of Land Lot 259; thence continuing along said right of way of Buford Highway N49°08'27"E a distance of 100.25 feet to an iron pin set; thence leaving said right of way of Buford Highway S35°00'34"E a distance of 204.85 feet to an iron pin set; thence S29°11'31"E a distance of 3611.99 feet to an iron pin set; thence S61°52'15"W a distance of 319.47 feet to an iron pin set; thence S60°16'22"W a distance of 379.96 feet to a 1 inch open top found; thence N29°46'44"W a distance of 1409.47 feet to a nail set; thence N89°30'10"E a distance of 440.45 feet to an iron pin set; thence N29°34'38"W a distance of 2343.07 feet to an iron pin found; thence N50°26'37"E a distance of 98.55 feet to an iron pin found; thence N48°36'59"E a distance of 154.96 feet to an iron pin found; thence N36°00'41"W a distance of 203.19 feet to the POINT OF BEGINNING. Said tract contains 1,702,238 square feet or 39.078 acres.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: APRIL 24, 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.

Name	Present	Vote
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 a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to OSC by SMITHTON HOMES LLC for the proposed use as 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 APRIL 24, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/18

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



Centerville Rosebud

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RZR 17 026

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LEGAL DESCRIPTION

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Beginning at a Intersection of the Northerly Right of way of Centerville Rosebud Rd. (R/W Varies) and the Easterly Right of way of Haynes Circle (30' R/W), said point being the POINT OF BEGINNING; thence running along the westerly right of way of Haynes Circle and a curve to the left along having a radius of 921.70 feet for a distance of 163.60 feet, (said curve being subtended by a chord of N.17°04'27"E., for a distance of 163.38 feet) to a point; thence leaving said right of way and running S.84°48'05"E., for a distance of 249.39 feet to a point; thence running N.23°28'47"E., for a distance of 202.00 feet to a point; thence running N.84°43'05"E., for a distance of 159.16 feet to a point; thence running N.30°46'04"W., for a distance of 332.58 feet to a point located on the common Land Lot Line of Land Lots 300 and 301; thence running along the afore-mention Land Lot Line N.59°48'03"E., for a distance of 345.80 feet to a point; thence running N.59°50'51"E., for a distance of 833.68 feet to a point to a point located on the west bank of Haynes Creek; thence running along the bank of Haynes Creek in a southerly and southeasterly direction along the following courses S.01°21'31"E., for a distance of 30.29 feet to a point; thence running S.01°04'28"W., for a distance of 59.07 feet to a point; thence running S.03°55'17"E., for a distance of 49.23 feet to a point; thence running S.01°37'32"E., for a distance of 54.17 feet to a point; thence running S.00°25'26"E., for a distance of 37.16 feet to a point; thence running S.08°14'55"E., for a distance of 79.06 feet to a point; thence running S.04°55'17"E., for a distance of 39.55 feet to a point; thence running S.03°17'17"E., for a distance of 46.08 feet to a point; thence running S.36°03'47"E., for a distance of 3.24 feet to a point; thence running S.05°50'49"E., for a distance of 62.54 feet to a point; thence running S.10°26'12"E., for a distance of 60.22 feet to a point; thence running S.01°19'30"E., for a distance of 52.58 feet to a point; thence running S.16°44'02"E., for a distance of 13.56 feet to a point; thence running S.20°18'03"E., for a distance of 44.84 feet to a point; thence running S.37°05'31"E., for a distance of 47.32 feet to a point; thence running S.59°45'10"E., for a distance of 46.31 feet to a point; thence running S.80°09'09"E., for a distance of 26.70 feet to a point; thence running N.75°02'53"E., for a distance of 45.86 feet to a point; thence running N.86°04'17"E., for a distance of 33.72 feet to a point; thence running N.80°11'34"E., for a distance of 41.25 feet to a point; thence running S.89°49'01"E., for a distance of 45.52 feet to a point; thence running S.74°42'46"E., for a distance of 46.18 feet to a point; thence running S.68°02'05"E., for a distance of 29.72 feet to a point; thence running S.70°35'31"E., for a distance of 51.74 feet to a point; thence running S.75°27'32"E., for a distance of 29.54 feet to a point; thence running S.74°36'26"E., for a distance of 36.80 feet to a point; thence running S.43°45'53"E., for a distance of 48.06 feet to a point; thence running S.03°03'23"E., for a distance of 35.15 feet to a point; thence running S.07°42'37"E., for a distance of 84.72 feet to a point; thence running S.72°18'39"W., for a distance of 293.46 feet to a point; thence running N.17°45'52"W., for a distance of 153.15 feet to a point; thence running S.73°57'06"W., for a distance of 199.99 feet to a point; thence running S.75°34'08"W., for a distance of 200.04 feet to a point; thence running S.75°29'14"W., for a distance of 100.16 feet to a point; thence running S.77°50'20"W., for a distance of 100.47 feet to a point; thence running S.17°42'28"E., for a distance of 436.21 feet to a point located on the northerly right of way of Centerville Rosebud Road; thence running along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 7997.55 feet for a distance of 174.29 feet, (said curve being subtended by a chord of S.78°00'29"W., for a distance of 174.29) to a point; thence leaving said right of way and running N.18°47'31"W., for a distance of 377.13 feet to a point; thence running S.77°53'25"W., for a distance of 235.13 feet to a point; thence running S.18°47'39"E., for a distance of 372.66 feet to a point located on the northerly right of way of Centerville Rosebud Road; thence running S.80°03'50"W., for a distance of 22.34 feet to a point; thence continue along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 370.95 feet for a distance of 213.60 feet, (said curve being subtended by a chord of N.83°26'26"W., for a distance of 210.66) to a point; thence continue running N.66°56'42"W., for a distance of 116.56 feet to a point; thence continue running along the northerly right of way of Centerville Rosebud Road and a curve to the right having a radius of 7679.01 feet for a distance of 105.39 feet, (said curve being subtended by a chord of N.66°33'06"W., for a distance of 105.39) to a point; thence continue running along the northerly

right of way of Centerville Rosebud Road and a curve to the right having a radius of 7679.01 feet for a distance of 309.81 feet, (said curve being subtended by a chord of N.65°00'01"W., for a distance of 309.81) to a point; thence running N.63°50'48"W., for a distance of 49.92 feet to a point also being the POINT OF ENDING.

END OF DESCRIPTION.

RZR 17 026

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: APRIL 24, 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.

Name	Present	Vote
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 a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby 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 JOSE RAMOS to Change the Conditions of Zoning on a tract of land zoned R-100 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 24, 2018 and objections were not filed.

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

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 3,200 square feet.
 - C. Homes shall be constructed with front sides of brick and/or stacked stone. The balance of the home may be the same or of fiber-cement shake or siding with a two-foot brick or stone water table.
 - D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:
 - A. No direct lot access from Spout Springs Road.
 - B. All grassed areas on dwelling lots shall be sodded.
 - C. Provide underground utilities throughout the development.
 - D. A maximum of three lots shall be allowed.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/18

ATTEST:

Diane K. Bell
County Clerk/Deputy County Clerk



2.438 Acres
Spout Springs Road

All that tract or parcel of land lying in Duncans G.M.D. No, 1749 of Gwinnett County, Georgia designated as Tract 7, Block "C" of Mother Nature Mini Farms containing 2.438 acres as shown on plat of survey for Walt Bussey as prepared by McNally, Patrick & Cole, Inc. dated August 11, 1978, bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an iron pin set on the southeastern 80' Right of Way of Spout Springs Road (formerly known as Lawrenceville -Thompson Mill Road) at the intersection with the southwestern 60' Right of Way of Old Flowery Branch Road (formerly known as Flowery Branch Road), thence proceed S49°50'40"E for a distance of 392.08' along the latter mentioned roadway to an iron pin set at the northeast corner of property designated as a portion of Tract 8 of Mother Nature Mini Farms now or formerly owned by Geoffrey I. Smith, Sr.; thence leaving said right of way along the common line of tracts 7 and 8, S48°59'50"W for a distance of 337.09' to an iron pin set at the southeast corner of Tract 6; thence N27°46'35"W along the common line of Tracts 6 and 7 and the property now or formerly owned by Rebekah H. Morgan for a distance of 452.41' to an iron pin set on the southeastern 80' Right of Way of Spout Springs Road; thence N65°59'50"E along said right of way for a distance of 181.23' to the iron pin set at the intersection of southwestern 60' Right of Way of Old Flowery Branch Road at the Point of Beginning.

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: APRIL 24, 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.

Name	Present	Vote
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 a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby 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 WHITE HORSE 70, LLC to Change the Conditions of Zoning on a tract of land zoned R-75 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 APRIL 24, 2018 and objections were not filed.

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

- I. To restrict the use of the property as follows:
 - A. Single-family residential and accessory uses and structures.
 - B. The maximum number of lots shall be 44. No homes shall be allowed within 10 feet of the existing 60 foot water easement.
 - C. Only the access roadway shall be allowed to cross the existing water easement and within any stream buffers as shown on the site plan submitted to the Department of Planning and Development on January 9, 2018, subject to the review and approval of the Department of Water Resources.
 - D. The minimum heated floor area per dwelling shall be 2,700 square feet.
 - E. Homes shall be constructed with front facades of brick and/or stacked stone. The rear of the homes may be the same, cedar plank or fiber-cement siding with a minimum three-foot brick or stacked stone water table.
 - F. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Natural vegetation shall remain on the property until the issuance of a development permit.
 - B. No direct lot access shall be allowed to Buford Dam Road.
 - C. The Buford Dam Road frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, a decorative wrought iron fence with brick columns spaced 30 feet on center and landscaping along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
 - D. All grassed areas on dwelling lots shall be sodded.
 - E. Underground utilities shall be provided throughout the development.

F. The detention pond(s) shall be screened from all residential properties.

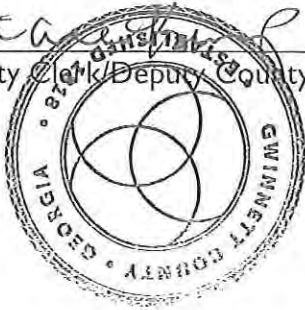
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/18

ATTEST:

Deanna Nash
County Clerk/Deputy County Clerk



Legal Description

Beginning at an iron pin on the western right of way of Buford Dam Road (80' right of way) said point being 134.51 feet from the intersection of the center line of Harbor Drive as measured westerly along the right of way of Buford Dam Road, said point being the point of beginning.

Thence along the right of way of Buford Dam Road N 75 37 16 W a distance of 23.86 feet to a point; Thence N 68 02 37 W a distance of 70.37 feet to a point; Thence N 65 23 47 W a distance of 53.83 feet; Thence N 65 03 33 W a distance of 51.21 feet to a point; Thence N 60 41 52 W a distance of 52.76 feet to a point; Thence N 59 03 15 W a distance of 40.06 feet to a point; Thence N 53 15 49 W a distance of 42.35 feet to an iron pin joining Barbara Bradberry tract; Thence leaving the right of way S 43 17 20 W a distance of 200.0 feet to an iron pin; Thence N 50 39 45 W a distance of 110.0 feet to an iron pin; Thence S 33 50 00 W a distance of 709.00 feet to an iron pin set; Thence S 40 30 46 S a distance of 40.45 feet to a point on the centerline of a stream; Thence along center line of stream S 25 56 19 E a distance of 128.16 feet; Thence S 12 55 47 E a distance of 57.92 feet; Thence S 63 34 00 E a distance of 32.95 feet; Thence S 02 58 49 W a distance of 87.62 feet; Thence S 77 00 47 E a distance of 22.70 feet; Thence S 01 51 27 W a distance of 64.49 feet; Thence S 18 50 44 W a distance of 87.65 feet; Thence S 01 58 39 E a distance of 54.53 feet; Thence S 84 00 55 E a distance of 34.23 feet; Thence S 38 00 04 W a distance of 46.68 feet; Thence S 72 42 37 W a distance of 28.38 feet; Thence S 48 50 05 W a distance of 57.73 feet; Thence S 47 25 42 E a distance of 39.46 feet; Thence S 03 39 08 W a distance of 121.31 feet; Thence S 46 43 18 W a distance of 31.02 feet; Thence S 30 22 56 W a distance of 156.95 feet; Thence S 10 28 04 E a distance of 45.32 feet; Thence S 02 59 42 E a distance of 111.24 feet; Thence S 07 52 33 W a distance of 43.21 feet; Thence S 77 59 11 W a distance of 26.24 feet; Thence S 38 56 48 E a distance of 68.68 feet; Thence S 18 25 03 W a distance of 105.83 feet; Thence N 75 21 19 W a distance of 24.16 feet; Thence S 01 40 29 E a distance of 40.88 feet to a point; Thence leaving the branch, N 57 45 40 E a distance of 384.18 feet to a pipe found; Thence N 21 27 44 E a distance of 453.61 feet to a pipe; Thence N 21 19 20 E a distance of 100.14 feet to a pipe; Thence N 21 22 55 E a distance of 200.04 feet to a pipe; Thence N 21 26 19 E a distance of 99.77 feet to a pipe; Thence N 21 38 16 E a distance of 100.25 feet to a pipe; Thence N 21 20 18 E a distance of 99.64 feet to a pipe; Thence N 21 28 47 E a distance of 100.05 feet to a pipe; Thence N 21 28 46 E a distance of 100.09 feet to a pipe; Thence N 21 27 50 E a distance of 134.66 feet to a pipe; Thence N 21 34 31 E a distance of 120.25 feet to a pipe; Thence N 21 28 40 E a distance of 238.95 feet to an iron pin on the right of way of Buford Dam Road, being the point of beginning.

Said tract containing 20.046 acres and being shown on a survey for Randall Pugh by W. T. Dunahoo and Associates, dated 12-18-1995. Said parcel is located in Land Lot 334 of the 7th District, Gwinnett County, Georgia. Said plat is recorded in plat book 71, page 262 of Gwinnett County.

Less and Except:

Less and Except a triangular shaped parcel shown as Tract 2 on a survey for Barbara P. Bradberry by W. T. Dunahoo and Associates dated 08-26-2014 and recorded in plat book 132, page 93 of Gwinnett.

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CIC 18006

County and being located in Land Lot 334 of the 7th District, Gwinnett County, Georgia and being described as follows-

Starting at an iron pin on the western right of way of Buford Dam Road (80' right of way) being the property line of Barbara P. Bradberry and Randall Pugh, measured as 518.0' from the centerline of Jimmy Dodd Road, being the point of beginning. Thence leaving the right of way S 43 58 12 W a distance of 195.37 feet to an iron pin; Thence N 54 23 44 E a distance of 105.57 feet to an iron pin; Thence N 32 15 21 E a distance of 94.05 to an iron pin on the right of way of Buford Dam Road, being the point of beginning.

Said tract cleared an encroached carport and containing 0.043 acres.

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CIC 18006

CASE NUMBER CIC2018-00008
GCID 2018-0462

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Change in Conditions of Zoning

ADOPTION DATE: APRIL 24, 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.

Name	Present	Vote
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 a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby 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 DR HORTON INC. to Change the Conditions of Zoning on a tract of land zoned R-100 MOD 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 APRIL 24, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/19

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



HALL ROAD – SURVEY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 345, 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF HALL ROAD (60 FOOT RIGHT-OF-WAY WIDTH) LOCATED NORTH 28 DEGREES 29 MINUTES 02 SECONDS WEST A DISTANCE OF 601.16 FEET FROM THE COMMON CORNER OF LAND LOTS 324, 325, 345, AND 346;

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 34 DEGREES 38 MINUTES 32 SECONDS WEST A DISTANCE OF 32.11 FEET TO AN IRON PIN SET;

THENCE, NORTH 39 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 54.11 FEET TO AN IRON PIN SET;

THENCE, NORTH 29 DEGREES 36 MINUTES 25 SECONDS WEST A DISTANCE OF 1194.89 FEET TO A 3/4 INCH OPEN TOP PIPE;

THENCE, NORTH 29 DEGREES 49 MINUTES 29 SECONDS WEST A DISTANCE OF 200.68 FEET TO THE CENTER OF A CREEK;

THENCE, WITH SAID CENTER OF CREEK THE FOLLOWING CALLS:

NORTH 53 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.81 FEET;

THENCE, NORTH 04 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 14.00 FEET;

THENCE, NORTH 40 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 48.00 FEET;

THENCE, NORTH 05 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 12.00 FEET;

THENCE, NORTH 39 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 31.00 FEET;

THENCE, NORTH 65 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 21.00 FEET;

THENCE, NORTH 22 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;

THENCE, NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 22.00 FEET;

THENCE, NORTH 15 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 29.00 FEET;

THENCE, NORTH 54 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 16.00 FEET;

THENCE, NORTH 59 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 22.00 FEET;

THENCE, NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 26.00 FEET;

THENCE, NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 23.00 FEET;

FEB 02 2018

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CIC 18008

THENCE, NORTH 47 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 40.00 FEET;
THENCE, NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 32.00 FEET;
THENCE, NORTH 17 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 40.00 FEET;
THENCE, NORTH 78 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 34.00 FEET;
THENCE, NORTH 36 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 44.00 FEET;
THENCE, NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 36.00 FEET;
THENCE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 42.00 FEET;
THENCE, NORTH 33 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 38.00 FEET;
THENCE, NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 46.00 FEET;
THENCE, NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 26.00 FEET;
THENCE, NORTH 14 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 27.00 FEET;
THENCE, NORTH 46 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET;
THENCE, NORTH 53 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 36.00 FEET;
THENCE, NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 46.00 FEET;
THENCE, NORTH 34 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 38.00 FEET;
THENCE, NORTH 04 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 42.00 FEET;
THENCE, NORTH 36 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 26.00 FEET;
THENCE, NORTH 22 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;
THENCE, NORTH 64 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;
THENCE, NORTH 22 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 42.00 FEET;
THENCE, NORTH 56 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 38.00 FEET;
THENCE, NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;
THENCE, NORTH 46 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 62.00 FEET;
THENCE, NORTH 20 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;
THENCE, NORTH 48 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 98.00 FEET;
THENCE, NORTH 30 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.00 FEET;
THENCE, NORTH 50 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 36.00 FEET;
THENCE, NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 36.00 FEET;
THENCE, NORTH 42 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 30.00 FEET;

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THENCE, NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 80.00 FEET;
THENCE, NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 32.00 FEET;
THENCE, NORTH 56 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE, NORTH 66 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 60.00 FEET;
THENCE, NORTH 26 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET;
THENCE, NORTH 72 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 54.00 FEET;
THENCE, NORTH 56 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 34.00 FEET;
THENCE, NORTH 68 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 21.34 FEET;
THENCE, LEAVING SAID CENTER OF CREEK AND PASSING A 1 INCH OPEN TOP PIPE ON BANK, SOUTH 01 DEGREES 55 MINUTES 42 SECONDS WEST A DISTANCE OF 1743.24 FEET TO AN ANGLE IRON;
THENCE, SOUTH 02 DEGREES 01 MINUTES 47 SECONDS WEST A DISTANCE OF 671.34 FEET TO A 1-1/4 INCH OPEN TOP PIPE;
THENCE, SOUTH 76 DEGREES 22 MINUTES 56 SECONDS WEST A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND HAVING AN AREA OF 33.02 ACRES (1,438,299 SQUARE FEET).

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CIC '18 008

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: APRIL 24, 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	<u>Yes</u>	<u>Aye</u>
Jace Brooks, District 1	<u>Yes</u>	<u>Aye</u>
Lynette Howard, District 2	<u>Yes</u>	<u>Aye</u>
Tommy Hunter, District 3	<u>Yes</u>	<u>Aye</u>
John Heard, District 4	<u>Yes</u>	<u>Aye</u>

On motion of COMM. BROOKS, which carried a 5-0 vote, 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 AKBER AND SHAH LLC for the proposed use of a SPECIAL EVENTS FACILITY 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 APRIL 24, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of APRIL 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: 5/18/18

ATTEST:

Diana King
County Clerk/Deputy County Clerk



BK 47176 PG 0008
BK 46553 PG 0872

EXHIBIT "A"

Legal Description

ALL THAT TRACT or parcel of land lying and being in Land Lot 7, 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

To reach the point of beginning, start at the northwest corner of a mitered intersection of the northwest right-of-way of Sweetwater Road (80 foot right-of-way) and the southwest right-of-way of Old Norcross-Lawrenceville Road (100 foot right-of-way); run thence northwesterly along the said southwest right-of-way of said Old Norcross-Lawrenceville Road for a distance of 369.94 feet to a rebar set at the point of beginning; thence from the point of beginning and leaving the said southwest right-of-way of said Old Norcross-Lawrenceville Road run south 55 degrees 16 minutes 23 seconds west for a distance of 279.33 feet to a rebar set; thence run north 33 degrees 39 minutes 01 seconds west for a distance of 250.32 feet to a rebar found; thence run north 55 degrees 16 minutes 23 seconds east for a distance of 252.50 feet to a rebar set located along the said southwest right-of-way of said Old Norcross-Lawrenceville Road; thence run south 34 degrees 43 minutes 37 seconds east along the said southwest right-of-way of said Old Norcross-Lawrenceville Road for a distance of 40.00 feet to a point; thence following the arc of a curve to the left and continuing along the said southwest right-of-way of said Old Norcross-Lawrenceville Road an arc distance of 211.83 feet (said arc having a radius of 1,010.53 feet, a chord bearing south 40 degrees 43 minutes 58 seconds east and a chord distance of 211.44 feet) to said rebar set and point of beginning. Said tract or parcel of land being described as Lot 3, Block "A", Sweetwater Center, being 1.500 acres, containing 65,328 square feet, on plat of survey for Min Lee, Fidelity National Title Insurance Company and Main Street Bank, dated May 15, 2006, by McClung Surveying Services, Inc., and bearing the seal of Michael R. Noles, Georgia RLS No. 2646.

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SUP '18016

Planning & Development

CASE NUMBER SUP2018-00017
GCID 2018-0464

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: APRIL 24, 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	<u>Yes</u>	<u>Aye</u>
Jace Brooks, District 1	<u>Yes</u>	<u>Aye</u>
Lynette Howard, District 2	<u>Yes</u>	<u>Aye</u>
Tommy Hunter, District 3	<u>Yes</u>	<u>Aye</u>
John Heard, District 4	<u>Yes</u>	<u>Nay</u>

On motion of COMM. HUNTER, which carried a 4-1 vote, 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 MOHAMED KUYATEH for the proposed use of a PERSONAL CARE HOME (CONGREGATE) 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 APRIL 24, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of APRIL 2018 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed Congregate Personal Care Home providing residence and care for up to a maximum of ten individuals (clients) residing in the existing home.
2. All outdoor activities shall be supervised by an employee of the facility.
3. Exterior signage advertising the Congregate Personal Care Homes shall be prohibited.
4. Any new building(s) or building renovations shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to the review and approval of the Director of Planning and Development prior to the issuance of a building permit.
5. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or the Special Use Permit must be renewed.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/15/18

ATTEST:

Dea K...
County Clerk/Deputy County Clerk

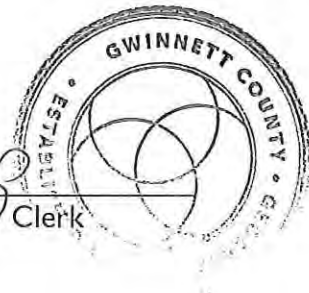


EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 33 of the 6th Land District of Gwinnett County, Georgia, being designated as Tract No. 4, containing 1.740 acres on a plat of survey for Ja-Way Investment Company, prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated November 25, 1974, revised January 9, 1976, and being more particularly described as follows: BEGINNING at an iron pin on the Western right of way of Georgia Highway No. 124 (shown on said plat to have a 100-Foot right of way) located a distance of 1,332.36 feet in a Northwesterly direction as measured along said right of way from the point where said right of way is intersected by the center line of Park Circle (shown on said plat to have a 30-foot easement); thence run South 62 degrees 27 minutes West 375.8 feet to an iron pin; thence run North 28 degrees 14 minutes West 184.2 feet to an iron pin; thence run North 60 degrees 56 minutes East 420.0 feet to an iron pin; thence run South 17 degrees 08 minutes East 151.0 feet to an iron pin on the Western right of way of Georgia Highway No. 124; thence run along said right of way in a generally Southeasterly direction and following the curvature thereof a distance of 49.00 feet to an iron pin, being the point of beginning. LESS AND EXCEPT that Right of Way Deed to the Georgia Department of Transportation recorded at Deed Book 33908, pages 52 and 55, aforesaid records.

SUP '18 017

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