

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

CASE NUMBER RZR2020-00020
GCID 2020-0617

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 20, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to OSC by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 20th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 174 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - B. The frontage and project entrance on Cammie Wages Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip or stream buffer. The pump station, appurtenances, and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.
- G. The existing pond that encroaches on parcel R5295 040 shall not be used for stormwater detention and said pond shall not be modified in any way which would affect the normal water level without the approval of the owner of parcel R5295 040.

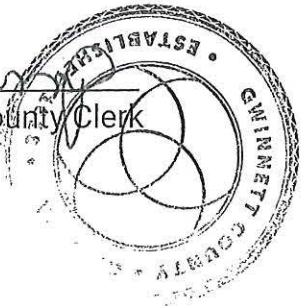
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/28/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk

The seal of Gwinnett County, Georgia, is circular with a double border. The outer border contains the text "GWINNETT COUNTY, GEORGIA" at the top and "ESTABLISHED 1846" at the bottom. The inner border contains the text "SEAL OF GWINNETT COUNTY, GEORGIA". The center of the seal features a stylized emblem consisting of three overlapping circles.

LAND DESCRIPTION
South Tract

All that tract or parcel of land lying and being in Land Lots 295 & 314 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, commence at the intersection of the Southerly Right-of-Way of Cammie Wages Road (60' R/W) and the Easterly Right-of-Way of Masters Road (80' R/W), said point being **THE POINT OF BEGINNING**.

THENCE from said point and continuing along aforesaid Right-of-Way Cammie Wages Road the following five (5) courses and distances South 72 degrees 26 minutes 56 seconds East for a distance of 132.46 feet to a Point; THENCE along a curve to the left having a radius of 702.45 feet and arc length of 227.01 feet being subtended by a chord of South 82 degrees 49 minutes 12 seconds East for a distance of 226.02 feet to a Point; THENCE North 87 degrees 43 minutes 57 seconds East for a distance of 876.54 feet to a Point; THENCE along a curve to the right having a radius of 1438.95 feet and arc length of 231.07 feet being subtended by a chord of North 88 degrees 34 minutes 22 seconds East for a distance of 230.82 feet to a Point; THENCE South 85 degrees 34 minutes 04 seconds East for a distance of 197.43 feet to a Point; THENCE leaving aforesaid Right-of-Way of Cammie Wages Road South 03 degrees 23 minutes 34 seconds East for a distance of 223.89 feet to a Point; THENCE South 65 degrees 45 minutes 15 seconds East for a distance of 107.76 feet to a Point; THENCE South 7 degrees 43 minutes 40 seconds East for a distance of 568.92 feet to a Point; THENCE South 59 degrees 48 minutes 22 seconds West for a distance of 1006.67 feet to a Point; THENCE North 61 degrees 34 minutes 38 seconds West for a distance of 276.95 feet to a Point; THENCE South 67 degrees 37 minutes 02 seconds West for a distance of 211.12 feet to a Point on the aforesaid Easterly Right-of-Way of Masters Road; THENCE continuing along said Right-of-Way the following three (3) courses and distances North 32 degrees 39 minutes 55 seconds West for a distance of 810.52 feet to a Point; THENCE along a curve to the right having a radius of 312.04 feet and arc length of 111.07 feet being subtended by a chord of North 19 degrees 30 minutes 25 seconds West for a distance of 110.48 feet to a Point; THENCE North 07 degrees 18 minutes 34 seconds West for a distance of 161.46 feet to a Point; THENCE leaving said Right-of-Way South 69 degrees 12 minutes 36 seconds East for a distance of 178.77 feet to a Point; THENCE South 78 degrees 49 minutes 36 seconds East for a distance of 199.03 feet to a Point; THENCE South 10 degrees 41 minutes 39 seconds West for a distance of 111.82 feet to a Point on an unnamed creek; THENCE continuing along said creek in a Southeasterly direction for +/-232.97 feet to a Point; THENCE continuing along or near said creek South 60 degrees 41 minutes 08 seconds East for a distance of 23.95 feet to a Point; THENCE continuing along or near said creek North 81 degrees 37 minutes 55 seconds East for a distance of 80.69 feet to a Point; THENCE leaving said creek North 22 degrees 39 minutes 51 seconds West for a distance of 198.43 feet to a Point; THENCE North 78 degrees 21 minutes 31 seconds West for a distance of 381.60 feet to a Point; THENCE North 68 degrees 34 minutes 50 seconds West for a distance of 201.95 feet to a Point on the aforesaid Right-of-Way of Masters Road; THENCE

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JULY 13, 2020
RZR2020-00020

continuing along said Right-of-Way North 05 degrees 49 minutes 26 seconds West for a distance of 327.97 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 41.55 Acres, as shown on the Rezoning Plan for Cammie Wages Road Tract, prepared by Precision Planning, Inc., dated 02/19/20 and last revised on 07/08/20. Said revision excludes an area of land containing approximately 0.23 acres that was conveyed by, and the subject of, a Quit-claim Deed dated May 21, 2001, from Henry Maxwell , Sr. Family Limited Liability Limited Partnership to Robert T. Brooks, Jr. and Lisa M. Brooks, filed for record on July 2, 2001 in Deed Book 23691, Page 53, Gwinnett County, Georgia records.

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JULY 13, 2020
RZR2020-00020

CASE NUMBER RZR2020-00021
GCID 2020-0618

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 20, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to OSC by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 20th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 174 lots.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story dwellings and 2,200 square feet for two-story dwellings.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - B. The frontage and project entrance on Cammie Wages Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip or stream. The pump station, appurtenances, and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.
- G. The existing pond that encroaches on parcel R5295 040 shall not be used for stormwater detention and said pond shall not be modified in any way which would affect the normal water level without the approval of the owner of parcel R5295 040.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/28/20

ATTEST:

Diane K...
County Clerk/Deputy County Clerk



LAND DESCRIPTION
North Tract

All that tract or parcel of land lying and being in Land Lots 295 & 314 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING**, commence at the intersection of the Southerly Right-of-Way of Cammie Wages Road (60' R/W) and the Easterly Right-of-Way of Masters Road (80' R/W), THENCE leaving said Right-of-Way of Cammie Wages Road North 47 degrees 35 minutes 04 seconds West for a distance of 170.38 feet to a point on the Northerly Right-of-Way Cammie Wages Road, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving the aforesaid Right-of-Way of Cammie Wages Road North 60 degrees 28 minutes 28 seconds East for a distance of 2181.71 feet to a Point; THENCE North 30 degrees 27 minutes 41 seconds West for a distance of 689.05 feet to a Point; THENCE North 68 degrees 51 minutes 29 seconds East for a distance of 266.17 feet to a Point; THENCE South 30 degrees 38 minutes 22 seconds East for a distance of 1620.77 feet to a Point; THENCE South 59 degrees 41 minutes 45 seconds West for a distance of 281.17 feet to a Point; THENCE South 20 degrees 14 minutes 50 seconds West for a distance of 301.24 feet to a Point on the aforesaid Northerly Right-of-Way of Cammie Wages Road; THENCE continuing along said Right-of-Way the following eight (8) courses and distances along a curve to the left having a radius of 400.41 feet and arc length of 57.37 feet being subtended by a chord of North 78 degrees 58 minutes 06 seconds East for a distance of 57.32 feet to a Point; THENCE South 78 degrees 48 minutes 33 seconds West for a distance of 150.22 feet to a Point; THENCE along a curve to the right having a radius of 394.93 feet and arc length of 81.45 feet being subtended by a chord of North 84 degrees 58 minutes 23 seconds East for a distance of 81.31 feet to a Point; THENCE North 86 degrees 07 minutes 34 seconds West for a distance of 411.88 feet to a Point; THENCE along a curve to the left having a radius of 1351.41 feet and arc length of 229.11 feet being subtended by a chord of North 88 degrees 22 minutes 20 seconds East for a distance of 228.84 feet to a Point; THENCE South 87 degrees 44 minutes 30 seconds West for a distance of 917.74 feet to a Point; THENCE along a curve to the right having a radius of 666.05 feet and arc length of 153.88 feet being subtended by a chord of South 81 degrees 14 minutes 35 seconds East for a distance of 158.43 feet to a Point; THENCE North 69 degrees 09 minutes 42 seconds West for a distance of 296.29 feet to a Point, said point being **THE POINT OF BEGINNING**.

Said property contains 45.27 Acres, as shown on the Rezoning Plan for Cammie Wages Road Tract, prepared by Precision Planning, Inc., dated 02/19/20.

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Planning & Development

RZR 20021

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 20, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 20th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from C-2 & RM to RM-24 is hereby **APPROVED AS RM-13** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily residential apartments and accessory uses and structures.
 - B. Buildings shall be constructed with internal corridors (no breezeways), with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.
 - C. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of eight percent of units as three bedrooms or larger.
2. To satisfy the following site development considerations:
 - A. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - B. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
 - C. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - D. All grassed areas shall be sodded.
 - E. Stormwater pond shall be designed as wet ponds with water features, bird boxes and benches or other seating areas. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.

- F. All utilities shall be placed underground.
 - G. Dumpster/compactor locations shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - H. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Scenic Highway or Old Snellville Highway, unless otherwise required by law.
 - I. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right of way.
 - J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - K. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
 - B. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the Gwinnett County D.O.T. All design and construction will be subject to Gwinnett County D.O.T. review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/28/20

ATTEST:

Diane Ken
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 5th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED AT THE NORTHEASTERN END OF THE MITER INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY (R/W) LINE OF SUGARLOAF PARKWAY (R/W VARIES) AND THE WESTERLY R/W LINE OF STATE ROUTE 124 AKA SCENIC HIGHWAY (R/W VARIES); THENCE ALONG SAID THE R/W LINE OF STATE ROUTE 124 NORTH 14 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 143.52 FEET TO A POINT; THENCE NORTH 14 DEGREES 51 MINUTES 56 SECONDS EAST A DISTANCE OF 463.96 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 69 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 250.22 FEET TO A #6 REBAR FOUND AND **THE TRUE POINT OF BEGINNING**, FROM **THE TRUE POINT OF BEGINNING** AS THUS ESTABLISHED; THENCE NORTH 69 DEGREES 34 MINUTES 04 SECONDS WEST A DISTANCE OF 572.49 FEET TO A #4 REBAR FOUND; THENCE NORTH 14 DEGREES 39 MINUTES 43 SECONDS EAST A DISTANCE OF 290.76 FEET TO A POINT; THENCE NORTH 14 DEGREES 39 MINUTES 43 SECONDS EAST A DISTANCE OF 50.43 FEET TO A #4 REBAR FOUND; THENCE NORTH 14 DEGREES 45 MINUTES 59 SECONDS EAST A DISTANCE OF 344.67 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 50 MINUTES 56 SECONDS WEST A DISTANCE OF 108.97 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 42 MINUTES 10 SECONDS WEST A DISTANCE OF 99.84 FEET TO A POINT; THENCE NORTH 69 DEGREES 53 MINUTES 59 SECONDS WEST A DISTANCE OF 100.00 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 99.93 FEET TO A #4 REBAR FOUND; THENCE NORTH 70 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 100.12 FEET TO A #4 REBAR FOUND; THENCE NORTH 69 DEGREES 53 MINUTES 59 SECONDS WEST A DISTANCE OF 72.04 FEET TO A #4 REBAR SET ON THE SOUTHEASTERN RIGHT-OF-WAY (R/W) LINE OF OLD SNELLVILLE HWY. (R/W VARIES); THENCE NORTH 30 DEGREES 35 MINUTES 58 SECONDS EAST ALONG SAID SOUTHEASTERN R/W OF OLD SNELLVILLE HWY A DISTANCE OF 185.00 FEET TO A #4 REBAR SET; THENCE LEAVING SAID R/W AND RUNNING SOUTH 70 DEGREES 44 MINUTES 36 SECONDS EAST A DISTANCE OF 113.40 FEET TO A 1 1/4" OPEN TOP PIPE FOUND; THENCE NORTH 27 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 378.08 FEET TO A POINT; THENCE NORTH 70 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 129.11 FEET TO A 1" OPEN TOP PIPE FOUND ON THE SOUTHEASTERN R/W LINE OF OLD SNELLVILLE HWY; THENCE ALONG SAID SOUTHEASTERN R/W LINE OF OLD SNELLVILLE HWY. WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.16; WITH A RADIUS OF 1474.04; WITH A CHORD BEARING OF NORTH 18 DEGREES 31 MINUTES 54 SECONDS EAST ; WITH A CHORD LENGTH OF 50.16 TO A #4 REBAR SET; THENCE LEAVING THE SOUTHEASTERN R/W LINE OF OLD SNELLVILLE HWY AND RUNNING SOUTH 70 DEGREES 52 MINUTES 06 SECONDS EAST A DISTANCE OF 187.52 FEET TO A #4 REBAR FOUND; THENCE SOUTH 27 DEGREES 17 MINUTES 42 SECONDS WEST A DISTANCE OF 225.92 FEET TO A #4 REBAR SET; THENCE SOUTH 71 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 543.64 FEET TO A #4 REBAR FOUND; THENCE SOUTH 18 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 199.83 FEET TO A #4 REBAR

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FOUND; THENCE SOUTH 71 DEGREES 36 MINUTES 02 SECONDS EAST A DISTANCE OF 613.13 FEET TO A 3/4" OPEN TOP PIPE FOUND ON THE WESTERN R/W LINE OF STATE ROUTE 124; THENCE ALONG THE R/W LINE OF STATE ROUTE 124 THE FOLLOWING COURSES AND DISTANCES:

SOUTH 15 DEGREES 04 MINUTES 27 SECONDS WEST A DISTANCE OF 219.00 FEET TO A POINT; THENCE SOUTH 14 DEGREES 50 MINUTES 53 SECONDS WEST A DISTANCE OF 121.73 FEET TO A POINT; THENCE NORTH 75 DEGREES 09 MINUTES 07 SECONDS WEST A DISTANCE OF 9.28 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 14 DEGREES 15 MINUTES 30 SECONDS WEST A DISTANCE OF 30.05 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 75 DEGREES 09 MINUTES 07 SECONDS EAST A DISTANCE OF 8.97 FEET TO A POINT; THENCE SOUTH 14 DEGREES 50 MINUTES 53 SECONDS WEST A DISTANCE OF 134.33 FEET TO A POINT; THENCE LEAVING THE R/W LINE OF STATE ROUTE 124 NORTH 74 DEGREES 54 MINUTES 55 SECONDS WEST A DISTANCE OF 248.77 FEET TO A POINT; THENCE SOUTH 14 DEGREES 44 MINUTES 57 SECONDS WEST A DISTANCE OF 381.39 FEET TO A POINT AND **THE TRUE POINT OF BEGINNING.**

SAID TRACT OR PARCEL CONTAINING 20.177 ACRES.

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JUN 04 2020

Planning&Development

RZM 20020

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 20, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 20th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhomes and accessory uses, not to exceed a maximum density of eight units per acre in general accordance with the site plan submitted with the application.
- B. The development shall be in general accordance with the site plan submitted at the September 22, 2020, Board of Commissioners public hearing.
- C. The minimum heated floor area per dwelling unit shall be 2,200 square feet.
- D. Buildings shall be constructed primarily of brick or stacked stone on front, side, and rear façades, with accents of fiber-cement siding or shake.
- E. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. Provide a 50-foot wide landscape setback along Mimosa Drive. The Mimosa Drive frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Provide a 20-foot wide grassed or landscape strip between all buildings where the side facades are parallel. Final layout shall be subject to the review and approval by the Director of Planning and Development.
- C. Access to Firefly Court shall be prohibited.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. The landscaping and signage designating the Fox Fire Neighborhood, which currently stands along Firefly Court, shall be preserved to the extent possible.

Should any removal or disturbance be necessary as a part of this development, the landscaping and signage will be restored to its present condition as soon as reasonably practicable.

- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. All grassed areas shall be sodded.
- H. All utilities shall be placed underground.
- I. Stormwater facilities shall be constructed as a project amenity as shown on the submitted site plan. Stormwater facilities shall not include any concrete walls and shall not be located within any required landscape setback or landscape strip.
- J. In addition to a double-car garage per unit, provide, at a minimum, two driveway parking spaces per unit and seven guest parking spaces.

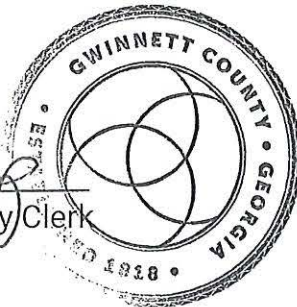
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 10/28/20

ATTEST:

Diane Benz
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

MIMOSA DRIVE PROPERTY

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 144, 6th District, Gwinnett County, Georgia, being more particularly described as follows:

The Point of Beginning is at the northeast corner of the intersection of the right of way of Mimosa Dr (Right of Way Varies), and Fire Fly Court Right of Way 50'). From that point of beginning thence along the R/W of Fire Fly Ct. N49* 32' 22" W, 91.19' to a point; Thence N29* 15' 47" W, 49.97' to a point; Thence N38* 13' 08" W, 18.75" to a point; Thence N29* 15' 47" W, 198.61' to a point; Thence N 60* 44' 13" E, 324.46' to a point; Thence S 27* 32' 14" E, 240.9' to a point; Thence S34* 44' 13" W, 272.33' to a point; Thence S 71* 58' 45" W, 38.66' to a point, said location is the Point of Beginning. Said tract contains 2.27 acres.

RZM 20022

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JUN 17 2020

Planning&Development

CASE NUMBER RZR2020-00030
GCID 2020-0835

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 6, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 6th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-SR to TND is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 210 units with the following limitations:
 - i. All lots may be categorized as "single-family" lots per the TND standards within the Unified Development Ordinance.
 - ii. Non-residential development shall be prohibited.
- B. The minimum heated floor area per dwelling shall be as follows:

i. Small Lot dwellings:	1,800 square feet
ii. Mid-size Lot dwellings:	2,000 square feet
iii. Larger Lot dwellings:	2,200 square feet
- C. The development shall be in general accordance with the site plan prepared by Primus Engineering, Inc. dated July 1, 2020 with changes necessary to meet conditions of zoning and development regulations or as approved by the Director of Planning and Development. Final layout shall be subject to the review and approval of the Director of Planning and Development.
- D. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a two-foot brick or stacked stone water table. Compliance with this condition shall be subject to the review and approval of the Director of Planning and Development, and

shall have the latitude and discretion to interpret and determine compliance with the guidance provided by this condition.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

Land Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 133, 5th 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 degrees 06 minutes 31 seconds East a distance of 1005.80 feet to a point; THENCE leaving said right of way South 45 degrees 13 minutes 58 seconds 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 degrees 51 minutes 16 seconds East a distance of 1977.77 feet to a point; THENCE South 29 degrees 42 minutes 22 seconds East a distance of 522.23 feet to a point;

THENCE leaving said Land Lot Line South 60 degrees 24 minutes 35 seconds West a distance of 1287.27 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 31 degrees 23 minutes 56 seconds West a distance of 651.00 feet to a point; THENCE departing said right of way North 60 degrees 28 minutes 12 seconds East a distance of 261.29 feet to a point; THENCE North 29 degrees 23 minutes 37 seconds West a distance of 347.60 feet to a point; THENCE South 60 degrees 12 minutes 33 seconds 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 degrees 36 minutes 12 seconds West a distance of 386.27 feet to a point; THENCE leaving said right of way North 58 degrees 38 minutes 19 seconds East a distance of 285.98 feet to a point; THENCE North 29 degrees 26 minutes 42 seconds West a distance of 1192.01 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 67.95 acres more or less.

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JUN 02 2020

Planning & Development

RZR '20 030

CASE NUMBER SUP2020-00045
GCID 2020-0827

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO 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 BABAYEMI ORIMOGUNJE for the proposed use of FAMILY PERSONAL CARE HOME (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a family personal care home providing residence and care for up to eight elderly individuals (clients) residing in the home.
2. Prior to commencing the business, obtain all necessary permits to bring the dwelling and property up to code for family personal care home occupancy.
3. Maintain a 20-foot buffer along exterior property lines. The buffer shall remain undisturbed except for existing improvements/structures and the addition of supplemental plantings where sparsely vegetated.
4. Exterior signage shall be prohibited.
5. No exterior changes shall be permitted which alter the residential character of the dwelling, except those required to bring the dwelling up to code for family personal care home occupancy. Any future renovations or additions shall be subject to review and approval of the Director of Planning and Development.
6. The existing accessory buildings may be utilized for activities but may not be used or converted for residential/sleeping quarters.

CASE NUMBER SUP2020-00045

GCID 2020-0827

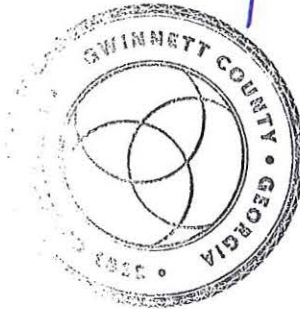
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK46178PG0677

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2006 FEB 21 PM 2:00

TOM LAWLER, CLERK

PT-61 # D167-2006-005292
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 337.00
TOM LAWLER CLERK OF
SUPERIOR COURT

Return Recorded Document to:
Raimondi & Associates, LLC
3391 Town Point Drive, Suite 215
Kennesaw, GA 30144

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: R05-2474

This Indenture made this 1st day of February, 2006 between John Cox, of the County of Gwinnett, State of GA, as party or parties of the first part, hereinafter called Grantor, and Nora C. Carter, their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACT THREE, CONTAINING 3.03 ACRES, EXEMPTION PLAT CENTERVILLE-ROSEBUD ROAD TRACTS, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGE 13, REVISED IN PLAT BOOK 111, PAGE 140, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REREFENCE,


This Deed is given subject to all easements and restrictions of record, if any.

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.

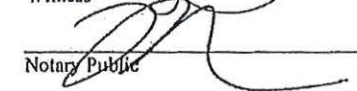
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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


Signed, sealed and delivered in the presence of:



Witness



Notary Public



John Cox (Seal)



0028010-3

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SUP 20045

JUN 29 2020

Planning&Development

CASE NUMBER SUP2020-00052
GCID 2020-0830

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by EMPIRE TRANSPORTATION for the proposed use of MEDICAL TRANSPORT (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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, 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 medical transport as a special use.
2. All vehicles associated with the business shall be parked in spaces along the north side of the parking lot, away from all public rights of way and not in areas normally utilized by customers shopping at the center.
3. No more than ten vehicles associated with the medical transport business shall be parked on site.
4. All signage shall be removed from the business vehicles when not in use and parked on site.
5. Outdoor storage of anything other than the vehicles associated with this use shall be prohibited.
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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

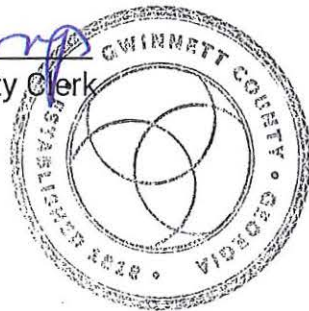


EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 38 of the 7th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a ½ inch rebar found on the Northwest right of way of Cruse Road (right of way varies) at its intersection with the Southwest line of Land Lot 38; thence leaving said right of way line and following said Land Lot line North 30 degrees 55 minutes 29 seconds West a distance of 533.81 feet to a ½ inch rebar found; thence leaving said Land Lot line North 59 degrees 03 minutes 23 seconds East a distance of 1,089.22 feet to a ½ inch rebar set on the West right of way line of Herrington Road (right of way varies); thence following said right of way South 11 degrees 40 minutes 49 seconds East a distance of 165.52 feet to a point; thence South 78 degrees 19 minutes 11 seconds West a distance of 10.00 feet to a ½ inch rebar found; thence South 11 degrees 40 minutes 49 seconds East a distance of 175.21 feet to a point; thence 163.55 feet along a curve to the West, said curve having a chord of South 02 degrees 43 minutes 16 seconds East a distance of 162.88 feet and a radius of 522.96 feet to a point; thence South 06 degrees 14 minutes 17 seconds West a distance of 52.30 feet to a point; thence South 32 degrees 40 minutes 52 seconds West a distance of 53.55 feet to a point located at the intersection of said right of way line with the Northwest right of way line of Cruse Road; thence following said right of way line of Cruse Road South 59 degrees 18 minutes 20 seconds West a distance of 591.00 feet to a point; thence South 31 degrees 41 minutes 40 seconds East a distance of 10.00 feet to a point; thence South 59 degrees 18 minutes 20 seconds West a distance of 219.89 feet to the POINT OF BEGINNING.

SAID TRACT CONTAINS 11.89 acres, as shown and delineated on that ALTA/ACSM Survey for Black Sox, LLC, Artesia Mortgage Capital Corporation, its successors and/or assigns, [and] Chicago Title Insurance Company, prepared by Ricky C. Busbee, Georgia Registered Land Surveyor No. 2497 of Busbee Surveying Co., Inc., dated April 25, 2006, last revised May 17, 2006, which Survey is hereby referred to, incorporated herein and made a part hereof by this reference.

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JUL 07 2020

Planning & Development

CASE NUMBER RZC2020-00013
GCID 2020-0440

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from O-1 to C-2 is hereby **DENIED WITHOUT PREJUDICE**.

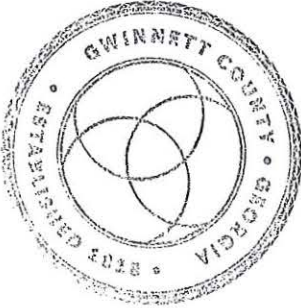
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1207 Braselton Highway, Lawrenceville, Georgia 30043

All that tract or parcel of land lying and being in Land Lot 54, of the 7th District, 444 Georgia Militia District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar found at the Southernmost corner of the mitered intersection of the Northerly right-of-way of Old Fountain Road and the Easterly right-of-way of Braselton Highway (a.k.a. Georgia Highway 124); thence along said right-of-way of Braselton highway North 32°45'59" West a distance of 35.24 feet to a ½ inch rebar set; thence continuing along said right-of-way, following a curve to the left, said curve having an arc distance of 318.25 feet and a radius of 868.51 feet and being subtended by a chord bearing North 19°40'05" East a distance of 316.48 feet to concrete right-of-way monument found; thence leaving said right-of-way South 66°44'59" East a distance of 221.84 feet to a 1-inch open top pipe found; thence South 15°45'35" West a distance of 209.78 feet to a 1-inch rod found; thence South 68°13'36" East a distance of 126.76 feet to a ½ inch rebar found on the northerly right-of-way of Old Fountain Road; thence along said right-of-way, following a curve to the right, said curve having an arc distance of 98.59 feet and a radius of 1440.00 feet and being subtended by a chord bearing South 89°32'12" West a distance of 98.57 feet to a calculated point; thence North 87°49'23" West a distance of 253.61 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 1.595 acres.

Said tract or parcel of land is also subject to an overlap in deeds of record as illustrated on a Re-Zoning Plat prepared for Nabeel Memon, by Adam & Lee Land Surveying dated March 2, 2020

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MAR 06 2020

Planning&Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to C-2 by THOMAS M. LINDER, JR. for the proposed use of COMMERCIAL RETAIL USES 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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from C-1 to C-2 is hereby **APPROVED** with the following enumerated conditions:

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

- A. Development shall be limited to retail and service commercial uses, including a maximum of 25 hair salon, beauty parlor, or barber shop suites with a climate-controlled self-storage facility as a special use. Exterior roll-up doors shall be prohibited.
- B. Buildings shall be finished with architectural treatments of glass, brick, and/or stacked stone on all sides. Stucco may only be used as an accent material.
- C. Buildings shall be limited to three stories in height with a basement.
- D. All self-storage activities shall take place indoors within the climate-controlled facility. Outdoor storage and truck rental shall be prohibited.
- E. The property shall be developed in general accordance with the site plan presented at the September 2, 2020, Planning Commission public hearing. Otherwise, abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District).

2. To satisfy the following site development considerations:

- A. Provide a 25-foot landscaped buffer along the northeasterly property line where adjacent to residentially zoned property. Provide a minimum ten-foot building set back along the southeasterly and southwesterly property lines.
- B. Required parking may be provided either on-site or on the adjacent self-storage parcel to the south.
- C. Property security enclosures shall be decorative masonry and/or wrought iron style fencing. Chain link fencing and barbed wire shall be prohibited.

- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to a monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- G. 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.
- H. Billboards or oversized signs shall be prohibited.
- I. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
- J. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, so as not to reflect into adjacent properties or rights of way.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Land Description

All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on southeasterly right-of-way line of Centerville Highway (State Route 124), said point being the **POINT OF BEGINNING**, **THENCE** along said right-of-way line North 37 degrees 10 minutes 15 seconds East a distance of 324.83 feet to a 1/2" rebar; **THENCE** leaving said right-of-way line South 29 degrees 00 minutes 03 seconds East a distance of 425.62 feet to a 1/2" rebar; **THENCE** South 60 degrees 59 minutes 57 seconds West a distance of 213.35 feet to a 1/2" rebar; **THENCE** North 29 degrees 32 minutes 17 seconds West a distance of 110.23 feet to a 1/2" rebar; **THENCE** North 53 degrees 11 minutes 51 seconds West a distance of 201.90 feet to a 1/2" rebar, said 1/2" rebar being the **POINT OF BEGINNING**.

Said tract contains 90172.4581 square feet or 2.07 acres.

RZC '20 018

RECEIVED BY

JUL 02 2020

Planning&Development

CASE NUMBER SUP2020-00051
GCID 2020-0843

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO 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 THOMAS M. LINDER, JR. for the proposed use of SELF STORAGE 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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Development shall be limited to retail and service commercial uses, including a maximum of 25 hair salon, beauty parlor, or barber shop suites with a climate-controlled self-storage facility as a special use. Exterior roll-up doors shall be prohibited.
 - B. Buildings shall be finished with architectural treatments of glass, brick, and/or stacked stone on all sides. Stucco may only be used as an accent material.
 - C. Buildings shall be limited to three stories in height with a basement.
 - D. All self-storage activities shall take place indoors within the climate-controlled facility. Outdoor storage and truck rental shall be prohibited.
 - E. The property shall be developed in general accordance with the site plan presented at the September 2, 2020, Planning Commission public hearing. Otherwise, abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District).
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot landscaped buffer along the northeasterly property line where adjacent to residentially zoned property. Provide a minimum ten-foot building set back along the southeasterly and southwesterly property lines.
 - B. Required parking may be provided either on-site or on the adjacent self-storage parcel to the south.

- C. Property security enclosures shall be decorative masonry and/or wrought iron style fencing. Chain link fencing and barbed wire shall be prohibited.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- E. Ground signage shall be limited to a monument-type sign(s) and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- F. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- G. 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.
- H. Billboards or oversized signs shall be prohibited.
- I. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
- J. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property, so as not to reflect into adjacent properties or rights of way.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

CASE NUMBER SUP2020-00051

GCID 2020-0843

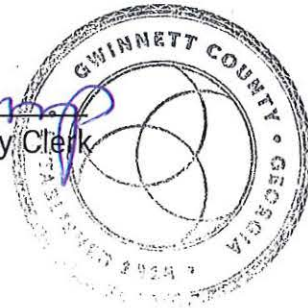
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Land Description

All that tract or parcel of land lying and being in Land Lot 30 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on southeasterly right-of-way line of Centerville Highway (State Route 124), said point being the **POINT OF BEGINNING**, **THENCE** along said right-of-way line North 37 degrees 10 minutes 15 seconds East a distance of 324.83 feet to a 1/2" rebar; **THENCE** leaving said right-of-way line South 29 degrees 00 minutes 03 seconds East a distance of 425.62 feet to a 1/2" rebar; **THENCE** South 60 degrees 59 minutes 57 seconds West a distance of 213.35 feet to a 1/2" rebar; **THENCE** North 29 degrees 32 minutes 17 seconds West a distance of 110.23 feet to a 1/2" rebar; **THENCE** North 53 degrees 11 minutes 51 seconds West a distance of 201.90 feet to a 1/2" rebar, said 1/2" rebar being the **POINT OF BEGINNING**.

Said tract contains 90172,4581 square feet or 2.07 acres.

RZC 20 018

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Planning&Development

SUP2020-00051

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to TND by OLD NORCROSS INVESTMENTS, INC. for the proposed use of TRADITIONAL NEIGHBORHOOD DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to TND is hereby **APPROVED AS OSC** 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 to be developed in general accordance with the site plan presented at the October 27, 2020, Board of Commissioners public hearing.
 - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single-story homes and 2,400 square feet for two-story homes.
 - C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the homes may be the same or of fiber-cement siding with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A minimum 50-foot wide conservation space strip shall be provided adjacent to the neighboring RA-200 zoned property to the northwest.
 - B. All primary conservation space shall remain undisturbed.
 - C. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.

- D. Homes with direct lot access shall be allowed onto Bailey Road or West Union Grove Circle as depicted on the site plan. Such lots shall have a minimum area of 15,000 square feet. Shared drives shall be prohibited.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. All grassed areas on dwelling lots shall be sodded.
 - G. All utilities shall be placed underground.
 - H. Building lots and stormwater facilities shall not be located within any required conservation strip or stream buffer. The pump station, appurtenances, and fencing shall not be located within the 50-foot buffer and vegetative screening shall be provided on all sides.
 - I. The project entrance shall be landscaped by the developer and maintained by the Homeowners Association. The entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
 - J. Off-street unpaved trails and pedestrian connections to the conservation areas shall be provided throughout the development. The final layout and design of these features shall be subject to review and approval by the Director of Planning and Development.
3. To abide by the following requirements, dedications, and improvements:
- A. Standard deceleration lanes with appropriate taper and adequate right of way will be required.
 - B. Prior to the issuance of a development permit, a sight distance certification shall be provided.
 - C. A five-foot sidewalk will be required along the property frontage.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION

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

To find the **POINT OF COMMENCEMENT**, begin at the Intersection of the Westerly Right-of-Way of Bailey Road (80' R/W) and the Northerly Right-of-Way of Auburn Road (AKA State Route 324, 80' R/W); THENCE leaving said Intersection and traveling along said Westerly Right-of-Way of Bailey in a Northerly direction for 1,368.95 feet to a point, said point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and leaving aforesaid Right-of-Way of Bailey Road South 49 degrees 23 minutes 19 seconds West for a distance of 229.87 feet to a Point on the centerline of Rock Creek, said creek is the property line; THENCE continuing along the centerline of Rock Creek for +/-1500' to a point; THENCE leaving said creek North 49 degrees 46 minutes 36 seconds East for a distance of 974.42 feet to a Point; THENCE North 35 degrees 54 minutes 34 seconds West for a distance of 8.95 feet to a Point; THENCE North 48 degrees 53 minutes 21 seconds East for a distance of 359.68 feet to a Point on the Southwesterly Right-of-Way of West Union Grove Circle (40' R/W); THENCE continuing along said Right-of-Way the following four (4) courses and distances South 37 degrees 27 minutes 15 seconds East for a distance of 68.65 feet to a Point; THENCE South 38 degrees 47 minutes 31 seconds East for a distance of 237.03 feet to a Point; THENCE South 38 degrees 48 minutes 03 seconds East for a distance of 290.28 feet to a Point; THENCE along a curve to the right having a radius of 260.00 feet and arc length of 199.81 feet being subtended by a chord of South 16 degrees 47 minutes 04 seconds East for a distance of 194.93 feet to a Point on the aforesaid Westerly Right-of-Way of Bailey Road; THENCE continuing along said Right-of-Way the following five (5) courses and distances South 05 degrees 13 minutes 55 seconds West for a distance of 331.03 feet to a Point; THENCE South 04 degrees 58 minutes 17 seconds West for a distance of 375.04 feet to a Point; THENCE along a curve to the right having a radius of 231.63 feet and arc length of 210.47 feet being subtended by a chord of South 34 degrees 16 minutes 34 seconds West for a distance of 203.31 feet to a Point; THENCE South 52 degrees 47 minutes 32 seconds West for a distance of 33.90 feet to a Point; THENCE along a curve to the left having a radius of 392.14 feet and arc length of 203.40 feet being subtended by a chord of South 35 degrees 18 minutes 36 seconds West for a distance of 201.12 feet to a Point; said point being **THE POINT OF BEGINNING**.

Said property contains 35.00 Acres (1524328 Square Feet).

RZR '20025

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Planning&Development

CASE NUMBER CIC2020-00025

GCID 2020-0971

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial and accessory uses. The following uses shall be prohibited: tattoo and piercing parlors, adult bookstores or entertainment, automotive parts store, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, liquor stores, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities, recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services, outdoor storage of any type, check cashing establishments, pawn shops, nightclub-type facilities, and billboard/pool halls.
 - B. Automotive repair shall be limited to minor repair, including but not limited to oil changes, tune-ups, tire rotation and alignment. No body work or repairs that require the total removal of the engine or transmission shall be allowed.
 - C. Vehicle sales shall be prohibited.
 - D. Overnight parking of customer vehicles for the automotive repair shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.

- E. Service doors shall be located to the rear of the building. Service doors shall remain closed except when pulling cars in and out of the service bays.
 - F. No amplified sounds shall be discernable from outside the development.
 - G. Buildings shall be constructed with architectural treatments of glass, brick or stone (stucco may be used as an accent material). Gasoline canopy supports shall be finished with brick and stone.
2. To satisfy the following site development considerations:
- A. Final architectural plans, landscape plans, and site plans shall be subject to review and approval of the Director of Planning and Development.
 - B. Provide a ten-foot wide landscaped strip outside the right of way of Winder Highway.
 - C. No billboards or oversized signs shall be permitted.
 - D. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
 - E. Ground signs shall be limited to monument-type signs with a brick base of at least two feet in height. The signs shall be limited to a height of ten feet.
 - F. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of pick-up shall be limited to between 7:00am and 7:00pm.
 - G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned property.
 - H. No outdoor loudspeakers shall be allowed.
 - I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
 - J. Peddlers shall be prohibited.
 - K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

L. Business hours of operation shall be limited to 8:00am to 7:00pm Monday through Friday, and 8:00am to 2:00pm on Saturdays.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kempf
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1216 WINDER HIGHWAY LAWRENCEVILLE, GEORGIA 30045
GWINNETT COUNTY, GEORGIA PARCEL R5210 162 – 1.59 ACRES
GMR AUTO REPAIRS & SERVICES, LLC

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

BEGINNING at an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies), said iron pin found being located 279.69 feet along said right of way from its intersection with the East Right of Way line of Cedars Road (Right of Way width varies), thence along a curve to the Right for an arc distance of 99.22 feet, said curve having a chord bearing of North 59°15'19" East and a chord distance of 99.18 feet and a radius of 1001.85 feet to an iron pin found being a ½ inch rebar; thence South 27°54'28" East, a distance of 22.16 feet to an iron pin found being a ½ inch rebar; thence along a curve to the Right for an arc distance of 74.33 feet, said curve having a chord bearing of North 64°15'51" East and a chord distance of 74.31 feet and a radius of 983.92 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**; thence leaving said Right of Way line and proceeding North 43°49'08" West, a distance of 70.96 feet to an iron pin found; thence North 31°00'30" West, a distance of 317.00 feet to an iron pin found; thence North 73°32'35" East, a distance of 169.68 feet to an iron pin found; thence South 38°09'30" East, a distance of 372.05 feet to an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies); then along said Right of Way line South 66°28'34.7" West, a distance of 196.48 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**. Said tract contains 1.59 acres, more or less.

CIC 20 025

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Planning&Development

CASE NUMBER SUP2020-00053
GCID 2020-0972

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by GMR AUTO REPAIRS & SERVICES, LLC for the proposed use of AUTOMOTIVE 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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial and accessory uses. The following uses shall be prohibited: tattoo and piercing parlors, adult bookstores or entertainment, automotive parts store, emission inspection stations, equipment rental, hotels and motels, on-site laundry or dry cleaning establishments, liquor stores, mobile buildings, parking lots and garages, plant nursery sales facility, recreation facilities, recovered materials processing facility, taxidermist, yard trimmings composting facility, clubs, lodges, fraternal institutions and meeting halls, caretaker or watchman quarters, auto body repair shops, building material sales with outdoor storage, contractors offices or the outside storage of equipment or materials, heavy equipment and farm equipment sales and service and truck rental, mini-warehouse storage facilities, mobile home or mobile building leasing or sales lots, taxi cab or limousine services, outdoor storage of any type, check cashing establishments, pawn shops, nightclub-type facilities, and billboard/pool halls.
 - B. Automotive repair shall be limited to minor repair, including but not limited to oil changes, tune-ups, tire rotation and alignment. No body work or repairs that require the total removal of the engine or transmission shall be allowed.
 - C. Vehicle sales shall be prohibited.

- D. Overnight parking of customer vehicles for the automotive repair shall be limited to indoor storage. Overnight outdoor storage of customer vehicles shall be prohibited.
 - E. Service doors shall be located to the rear of the building. Service doors shall remain closed except when pulling cars in and out of the service bays.
 - F. No amplified sounds shall be discernable from outside the development.
 - G. Buildings shall be constructed with architectural treatments of glass, brick or stone (stucco may be used as an accent material). Gasoline canopy supports shall be finished with brick and stone.
2. To satisfy the following site development considerations:
- A. Final architectural plans, landscape plans, and site plans shall be subject to review and approval of the Director of Planning and Development.
 - B. Provide a ten-foot wide landscaped strip outside the right of way of Winder Highway.
 - C. No billboards or oversized signs shall be permitted.
 - D. Outdoor storage/display of automobile parts, tires, junked/inoperable vehicles, or other materials shall be prohibited.
 - E. Ground signs shall be limited to monument-type signs with a brick base of at least two feet in height. The signs shall be limited to a height of ten feet.
 - F. Dumpsters shall be screened by a 100 percent opaque brick wall. Hours of pick-up shall be limited to between 7:00am and 7:00pm.
 - G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned property.
 - H. No outdoor loudspeakers shall be allowed.
 - I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
 - J. Peddlers shall be prohibited.

- K. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- L. Business hours of operation shall be limited to 8:00am to 7:00pm Monday through Friday, and 8:00am to 2:00pm on Saturdays.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
1216 WINDER HIGHWAY LAWRENCEVILLE, GEORGIA 30045
GWINNETT COUNTY, GEORGIA PARCEL R5210 162 – 1.59 ACRES
GMR AUTO REPAIRS & SERVICES, LLC

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

BEGINNING at an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies), said iron pin found being located 279.69 feet along said right of way from its intersection with the East Right of Way line of Cedars Road (Right of Way width varies), thence along a curve to the Right for an arc distance of 99.22 feet, said curve having a chord bearing of North 59°15'19" East and a chord distance of 99.18 feet and a radius of 1001.85 feet to an iron pin found being a ½ inch rebar; thence South 27°54'28" East, a distance of 22.16 feet to an iron pin found being a ½ inch rebar; thence along a curve to the Right for an arc distance of 74.33 feet, said curve having a chord bearing of North 64°15'51" East and a chord distance of 74.31 feet and a radius of 983.92 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**; thence leaving said Right of Way line and proceeding North 43°49'08" West, a distance of 70.96 feet to an iron pin found; thence North 31°00'30" West, a distance of 317.00 feet to an iron pin found; thence North 73°32'35" East, a distance of 169.68 feet to an iron pin found; thence South 38°09'30" East, a distance of 372.05 feet to an iron pin found being a ½ inch rebar on the North Right of Way line of Winder Highway – State Route 8, U.S. Highway 29 (Right of Way width varies); then along said Right of Way line South 66°28'34.7" West, a distance of 196.48 feet to an iron pin found, being the **TRUE POINT OF BEGINNING**. Said tract contains 1.59 acres, more or less.

SUP '20 053

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AUG 04 2020

Planning&Development

CASE NUMBER SUP2020-00055
GCID 2020-0975

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO 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 NIKOLAOS D. MILIS for the proposed use of AUTOMOBILE SALES AND RELATED SERVICE (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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial, office and accessory uses, which may include an automobile sales and related service business as a special use.
 - B. All automobile service and repair activities shall occur within the interior of the building only.
 - C. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within designated lined parking spaces. No parking shall be allowed on driveways.
 - D. No inventory shall be displayed on elevated risers or parked within any landscape strip, grassed area or right-of-way. All vehicles on display shall be parked on impervious surfaces with lined parking spaces. Inventory not on display or awaiting service shall be stored in a designated storage area screened by a 100% opaque fence, subject to the review and approval of the Director of Planning and Development. All automobiles awaiting service shall display proper registration tags.
 - E. Any modifications or additions to the building shall be finished with architectural treatments of glass, brick and/or stacked stone. Final building

elevations shall be submitted for review by the Director of Planning and Development.

2. To satisfy the following site development considerations:

- A. The existing 15-foot wide natural or replanted buffer adjacent to the east property line adjoining Greenview Acres subdivision shall be brought up to the standards of the Unified Development Ordinance. All landscaping and screening shall be subject to the review and approval of the Director of Planning and Development.
- B. Maintain the six-foot high, 100 percent opaque, wooden fence adjacent to the Greenview Acres subdivision to the east.
- C. Outdoor loudspeakers shall be prohibited.
- D. All new or replacement ground signage shall be limited to one 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. The ground sign shall not exceed six feet in height.
- E. All new or replacement wall signage for the entire site 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.
- F. All 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.
- G. Billboards or new oversized signs shall be prohibited.
- H. 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.

- I. Outdoor storage shall be prohibited on the property for any use.
- J. All dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- K. All new 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.
- L. Peddlers and/or parking lot sales shall be prohibited.
- M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 181 and 182 of the 6th District of Gwinnett County, Georgia containing .67 acres and being more particularly described as follows:

BEGINNING AT AN IRON PIN FOUND 877.3' Southwest along the Pleasant Hill right-of-way from the intersection of Club Drive.

Running thence North $10^{\circ} 34'$ West an arc distance of 112 feet to an iron pin found being THE TRUE POINT OF BEGINNING.

Running thence South $19^{\circ} 14' 39''$ East a distance of 119 feet to an iron pin set.

Running thence North $59^{\circ} 31'$ East a distance of 123 feet to an iron pin set.

Running thence South $39^{\circ} 44'$ East a distance of 29 feet to an iron pin set.

Running thence South $88^{\circ} 05'$ East a distance of 111.21 feet to an iron pin found.

Running thence South $82^{\circ} 09'$ West a distance of 259 feet to an iron pin set.

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SUP 20 055

Planning & Development

CASE NUMBER SUP2020-00056
GCID 2020-0976

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO 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 MISSIONARIES OF ST. FRANCIS DE SALES for the proposed use of an EXCEPTION FROM THE DEFINITION OF THE TERM FAMILY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to one residential facility, 6,500 square feet in size to house a maximum of eight individuals.
2. Exterior signage shall be prohibited.
3. Any new building(s) shall be of a traditional residential style that is compatible with homes in the surrounding area. Architectural elevations, building materials, and colors shall be subject to review and approval by the Director of Planning and Development prior to the issuance of a building permit.
4. Parking for the facility shall be located as shown on the revised site plan submitted to the Planning Commission on October 6, 2020.
5. The deceleration lane on Rosebud Road may be reduced in length to preserve the specimen White Oak trees shown on the revised site plan submitted to the Planning Commission on October 6, 2020.
6. The Special Use Permit shall be non-transferable.
7. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

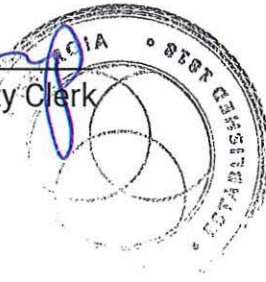
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION OF MSFS PROVINCIAL SUP REQUEST AREA 08-06-20

ALL THAT TRACT OR PARCEL of land lying and being in District 5, Land Lot 66, Gwinnett County, Georgia, located off of Rosebud Road, as shown on the Exhibit titled "SPECIAL USE PLAN for: MSFS Provincial Parsonage House" prepared by Bullard Land Planning, Inc. Dated 08/04/2020 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at an iron pin set an ½" iron pin set at the intersection of the Northern R/W of Old Loganville Road and the Western R/W of Rosebud Road; Thence, S 60° 52' 32" W for a distance of 204.70 feet to a point on a line. Thence, N 22° 18' 27" W for a distance of 150.30 feet to a point on a line. Said point being the POINT OF BEGINNING. Thence, S 64° 22' 06" W for a distance of 385.85 feet to a point on a line. Thence, S 22° 49' 59" E for a distance of 176.81 feet to a point on a line. Thence, S 59° 27' 58" W for a distance of 100.00 feet to a point on a line. Thence, N 27° 49' 05" W for a distance of 290.01 feet to a point on a line. Thence, N 04° 09' 52" E for a distance of 464.07 feet to a point on a line. Thence, N 62° 10' 06" E for a distance of 38.80 feet to a point on a line. Thence, N 61° 36' 39" E for a distance of 199.86 feet to a point on a line. Thence, N 61° 40' 22" E for a distance of 81.13 feet to a point on a line. Thence, S 29° 37' 27" E for a distance of 524.57 feet to a point on a line. Thence, S 64° 22' 06" W for a distance of 81.32 feet to a point on a line, WHICH IS THE TRUE POINT OF BEGINNING. Said described area containing 6.06 acres, more or less.

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Planning&Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to C-2 by ANITA MITHWANI for the proposed use of CONVENIENCE STORE WITH FUEL PUMPS/RESTAURANT (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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-75 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, restaurant, office, and accessory uses.
 - B. Buildings shall be of a brick, stacked stone, and/or glass finish on all sides. Stucco may only be used as an accent material. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - C. Gasoline canopy support columns shall be brick or stacked stone matching the building exterior. The vertical façade panels of the canopy roof shall incorporate a continuous vertical change of plane (either projecting or recessed). The change of plane shall have a minimum offset of one inch and a minimum vertical height of six inches.
2. To satisfy the following site development considerations:
 - A. No more than one entrance/exit onto Lawrenceville Highway and one onto Gloster Road shall be provided. The location and design of the driveways shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.
 - B. No zoning buffers are required.
 - C. No oversized signs shall be permitted.

- D. Ground signs shall be limited to monument type signs with a brick base between two and six feet in height.
- E. Dumpsters shall be screened by a 100 percent opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of pick-up shall be limited to between 7:00am and 7:00pm.
- F. Provide a six-foot tall wooden opaque privacy fence along the southern property line.
- G. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into nearby residentially zoned properties.
- H. Outdoor loudspeakers associated with the retail drive thru shall be permitted. No other outdoor loudspeakers shall be allowed.
- I. Natural vegetation shall remain on the property until the issuance of a development permit.
- J. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site.
- K. Peddlers shall be prohibited.
- L. Overnight parking of truck/delivery vehicles or business vehicles shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



All that tract or parcel of land lying in and being in Land Lot 18 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at 1/2-inch rebar found at the easterly corner of the mitered intersection of the southerly right of way of Lawrenceville Highway (U.S. Highway 29)(having a 130-foot, publicly dedicated right of way) and the easterly right of way of Gloster Road (having a 90-foot, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Lawrenceville Highway along a curve to the left, said curve having a radius of 1769.14 feet, with an arc distance of 386.54 feet, with a chord bearing of North 70 degrees 08 minutes 01 seconds East and a chord length of 385.77 feet to a 5/8-inch capped rebar set; Thence leaving said right of way of Lawrenceville Highway South 30 degrees 05 minutes 58 seconds East a distance of 269.99 feet to a 5/8-inch capped rebar set; Thence South 59 degrees 29 minutes 38 seconds West a distance of 428.08 feet to a 5/8-inch capped rebar set on said right of way of Gloster Road; Thence continuing along said right of way of Gloster Road the following courses and distances: North 30 degrees 30 minutes 11 seconds West a distance of 197.54 feet to a point; along a curve to the right, said curve having a radius of 2003.46 feet, with an arc distance of 113.58 feet, with a chord bearing of North 28 degrees 52 minutes 44 seconds West and a chord length of 113.56 feet to a 1/2-inch rebar found at the westerly corner of said mitered intersection; Thence continuing along said mitered intersection North 27 degrees 27 minutes 17 seconds East a distance of 56.19 feet to a 1/2-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 2.966 acres (129,181 square feet).

RZC 20 020

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GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 & C-2 to R-TH by 4RNJ2, LLC for the proposed use of TOWNHOUSES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, 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:

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

- A. Single-family townhomes and accessory uses, not to exceed 34 units.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
- C. Buildings shall be constructed primarily of brick or stacked stone on front, side, and rear façades, with accents of fiber-cement siding or shake.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. Provide a 35-foot wide landscape setback along Buford Highway. The Buford Highway frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Open space shall be provided as shown on the submitted site plan. Final design shall be subject to the review and approval by the Director of Planning and Development.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- E. All grassed areas shall be sodded.
- F. All utilities shall be placed underground.

- G. 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 or other planting as permitted within the easement by Georgia Power.
- H. In addition to the standard parking requirement, guest parking shall be provided at a rate of 0.25 spaces per dwelling unit and shall be located in a separate parking lot or in parallel parking spaces located outside of the travel lane of interior roads.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk





3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION - 4312 Buford Highway - 7.33 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 259 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point located on the southeasterly portion of a mitered intersection located at the intersection of the southwesterly right-of-way of West Mount Tabor Circle (Variable R/W) and the southeasterly right-of-way of Buford Highway (also known as U.S. Highway 25, also known as Georgia State Route 13) (Variable R/W); Thence following said mitered portion of right-of-way, proceed North $77^{\circ}13'14''$ West a distance of 6.40 feet to a point (Concrete Monument Found), said point being at the northwesterly portion of said mitered right-of-way; Thence following said southeasterly right-of-way of Buford Highway, proceed South $49^{\circ}13'54''$ West a distance of 43.08 feet to a point (Iron Pin Found, #4 Re-Bar), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, leaving said southeasterly right-of-way of Buford Highway, proceed South $33^{\circ}47'01''$ East a distance of 203.62 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed South $48^{\circ}56'05''$ West a distance of 98.99 feet to a point (1/2 inch Square Bar Found); Thence proceed South $29^{\circ}30'29''$ East a distance of 278.16 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South $28^{\circ}46'17''$ East a distance of 272.69 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed South $45^{\circ}09'07''$ West a distance of 405.11 feet to a point (Iron Pin Found, #4 Re-Bar); Thence proceed North $29^{\circ}07'24''$ West a distance of 581.30 feet to a point (Iron Pin Found, 1 inch Open Top); Thence proceed North $34^{\circ}33'17''$ West a distance of 191.22 feet to a point (Iron Pin Set, #4 Capped Re-Bar), said point being located on said southeasterly right-of-way of Buford Highway; Thence following said southeasterly right-of-way of Buford Highway, proceed North $49^{\circ}05'59''$ East a distance of 200.56 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed North $34^{\circ}50'40''$ East a distance of 40.61 feet to a point (Concrete Monument Found); Thence proceed North $49^{\circ}00'41''$ East a distance of 260.91 feet to a point, said point being the POINT OF BEGINNING.

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

Tract described herein containing 7.33 acres of land (319,269 Square feet), more or less, shown on a survey titled Boundary Retracement Survey & Topographic Survey for Creekside Georgia by Frontline Surveying & Mapping, Inc., job number 71787, dated 06/24/2020, also being known as 4312 Buford Highway according to the current system of numbering in Gwinnett County, Georgia.

RZM 20 030

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Planning & Development

Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

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CASE NUMBER RZR2020-00033
GCID 2020-0982

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-75 by FORESTAR REAL ESTATE GROUP, INC. for the proposed use of SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to R-75 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 133 lots.
- B. The minimum heated floor area per dwelling shall be 2,200 square feet for one-story dwellings and 2,400 square feet for two-story dwellings.
- C. At a minimum, homes shall be constructed with front facades of primarily brick, stacked stone, or shake with a minimum two-foot high brick or stacked stone water table on the sides of the home. No more than 25% fiber-cement shake or siding accents shall be allowed on the front façade. The balance of the home may be the same, or fiber-cement siding or shake.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. External road frontage and entrances shall be landscaped by the developer and maintained by the Homeowners Association. External road frontages shall include consistent fencing and landscaping. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval by the Director of Planning and Development.
- B. Underground utilities shall be provided throughout the development.

- C. Natural vegetation shall remain on the property prior to the issuance of a Development permit.
 - D. All grassed areas on dwelling lots shall be sodded.
 - E. All detention ponds shall be fenced by a six-foot opaque fence (maintained by the Homeowners Association) and screened by landscaping.
 - F. A note shall be placed on the final plat notifying potential residents that they are buying homes in a development adjacent to a public park, and may expect noise, light and activity typical of a public park.
3. To abide by the following requirements, dedications and improvements.
- A. Dedicate at no cost to Gwinnett County, all necessary right-of-way or easements for the construction of a greenway trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval by the Department of Community Services.
 - B. As part of the trail system for the overall development, provide a trail connection from this development to Bay Creek Park. Provide design, right-of-way, easements, and construction of this trail connection at no cost to Gwinnett County and per the approval of the Gwinnett County Department of Community Services. The trail connection shall be a minimum eight-foot wide paved path.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane J. Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 164, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the 5/8 inch rebar found at the common corner of Land Lots 163, 164, 189, and 190, said point being the TRUE POINT OF BEGINNING;

Thence South 59 degrees 58 minutes 06 seconds West, a distance of 1,707.93 feet to the 5/8 inch rebar found on the northerly right of way line of Georgia State Route 20 (variable right of way width); thence along said northerly right of way line of Georgia State Route 20 the following courses and distances: thence North 58 degrees 00 minutes 49 seconds West, a distance of 38.68 feet to a point; North 30 degrees 11 minutes 37 seconds East, a distance of 72.00 feet to a point; North 59 degree 48 minutes 23 seconds West, a distance of 69.00 feet to a point; South 30 degrees 11 minutes 37 seconds West, a distance of 72.00 feet to a point; North 59 degrees 48 minutes 23 seconds West, a distance of 379.00 feet to a point; North 30 degrees 11 minutes 37 seconds East, a distance of 42.00 feet to a point; North 59 degrees 48 minutes 23 seconds West, a distance of 46.00 feet to a point; South 30 degrees 11 minutes 37 seconds West, a distance of 42.00 feet to a point; North 59 degrees 48 minutes 23 seconds West, a distance of 596.43 feet to a point; thence leaving said northerly right of way of Georgia State Route 20 (variable right of way width) and proceed North 30 degrees 39 minutes 29 seconds East, a distance of 1,128.45 feet to a point; thence traveling North 23 degrees 38 minutes 25 seconds East, a distance of 75.10 feet to a point; thence traveling North 12 degrees 30 minutes 32 seconds East, a distance of 182.74 feet to a point; thence traveling North 08 degrees 01 minutes 31 seconds West, a distance of 357.66 feet to a point; thence traveling North 81 degrees 58 minutes 29 seconds East, a distance of 175.00 feet to a point; thence traveling South 08 degrees 01 minutes 31 seconds East, a distance of 287.26' to a point; thence traveling the curvature a distance of 326.26 feet, said clockwise arc having a radius of 650.00 feet and being subtended by a chord bearing and distance of South 06 degrees 21 minutes 16 seconds West, a distance of 322.85 feet to a point; thence traveling South 20 degrees 44 minutes 03 seconds West, a distance of 26.40 feet to a point; thence traveling South 71 degrees 17 minutes 56 seconds East, a distance of 78.56 feet to a point; thence traveling the curvature and distance of 236.94 feet, said counter clockwise arc having a radius of 195.00 feet and being subtended by a chord bearing and distance of North 73 degrees 53 minutes 31 seconds East, a distance of 222.63 feet to a point; thence traveling North 39 degrees 04 minutes 59 seconds East, a distance of 204.52 feet to a point; thence traveling the curvature and distance of 66.23 feet, said counter clockwise arc having a radius of 448.50 feet and being subtended by a chord bearing and distance of North 34 degrees 52 minutes 01 seconds East, a distance of 66.17 feet to a point; thence traveling North 30 degrees 39 minutes 03 seconds East a distance of 160.77 feet to a point; thence traveling the curvature and distance of 56.56 feet, said clockwise arc having a radius of 200.00 feet and being subtended by a chord bearing and distance of North 38 degrees 45 minutes 08 seconds East, a distance of 56.37 feet to a point; thence traveling North 46 degrees 51 minutes 14 seconds East, a distance of 154.80 feet to a point; thence traveling the curvature and distance of 30.31 feet, said counter clockwise arc having a radius of 180.00 feet and being subtended by a chord bearing and distance of North 42 degrees 01 minutes 52 seconds East, a distance of 30.27 feet to a point; thence traveling North 37 degrees 12 minutes 31 seconds East, a distance of 52.92 feet to a point; thence traveling the curvature and

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PLANNING & DEVELOPMENT
JULY 28, 2020
RZR2020-00033

CASE NUMBER RZR2020-00034
GCID 2020-0983

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RA-200 by FRANKLIN DEE & JAN G. BRYSON, JR. for the proposed use of a SINGLE-FAMILY RESIDENCE 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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to RA-200 is hereby **APPROVED**.

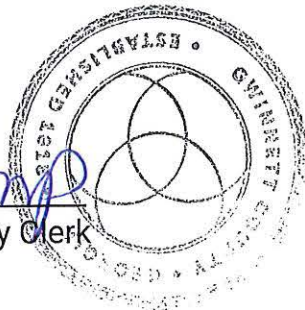
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lots 345 and 346 of the 5th District, Gwinnett County, Georgia, being Tract 1A, containing 7.666 acres, more or less, of Waterford Estates, as shown on the plat of survey entitled "Exemption Plat Waterford Estates", dated May 25, 2005, prepared by Von Itter & McGee, Inc., certified by Robert W. Von Itter, GRLS No. 2251, and as recorded in Plat Book 123, page 13, Gwinnett County, Georgia records.

Address: 3339 Indian Shoals Road, Bethlehem, Gwinnett County, GA, 30620

Parcel ID: R5345 006

RECEIVED BY

RZR '20 034

AUG 06 2020

Planning&Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from MH to R-100 by ROQUE MARQUEZ for the proposed use of a SINGLE-FAMILY RESIDENCE 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 OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from MH to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The property shall be limited to one single-family detached dwelling and accessory uses and structures.
 - B. Obtain all necessary building permits and bring the structure up to all applicable building codes within 120 days of zoning approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"

(Legal Description)

ALL THAT TRACT or parcel of land lying and being in Land Lot 40 of the 6th District, Gwinnett County, Georgia and being 1.94 acres, more or less, as shown on that Boundary Survey for Premier Property Management by Bullard Land Planning, GRLS #2901, dated September 19, 2006, and being more particularly described as follows:

BEGINNING at the point with the intersection of the centerline of Marsh Lane (60-foot-right-of-way) and the centerline of Rockbridge Road (right-of-way varies); thence North 25°28'09" West for a distance of 139.70 feet to a point on the northeasterly right-of-way of Rockbridge Road and the POINT OF BEGINNING.

From the POINT OF BEGINNING as thus established, run thence along the northeasterly right-of-way of Rockbridge Road and following the curvature thereof an arc distance of 333.32 feet to a #4 rebar found, said arc having a radius of 3,785.33 feet and being subtended by a chord bearing and distance North 38°58'55" West, 333.21 feet; thence along the curve of an arc for a distance of 317.76 feet to a point and distance North 60°06'53" East; thence South 37°46'48" East for a distance of 204.98 feet to thence South 36°51'50" West for a distance of 319.15 feet to back the POINT OF THE BEGINNING.

RZR '20 035

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Planning&Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 110 lots.
- B. The minimum heated floor area per dwelling unit shall be 1,900 square feet for single-story dwellings and 2,300 square feet for two-story dwellings.
- C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property where the property abuts R-100 zoned property. A 25-foot wide conservation space strip shall be provided around the perimeter of the property where the property abuts R-75 zoned property.
- B. A 50-foot street frontage buffer shall be provided along the frontage of Rosebud Road. The frontage and project entrance on Rosebud Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION FOR 3827 ROSEBUD ROAD, LOGANVILLE, GEORGIA 30052

All that tract or parcel of land lying and being in Land Lots 66 and 95 of the 5th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Begin at an iron pin found (1" open top pipe) said pin being on the westerly margin of Rosebud Road (90' R/W) and on the land lot line separating land lots 66 and 95 of the 5th Land District of Gwinnett County having a State Plane Coordinate of **N:1394529.27 E: 2359186.34** Georgia West Zone. Said pin being the **TRUE POINT OF BEGINNING**; Thence continuing along the westerly margin of Rosebud Road South 07 degrees 44 minutes 06 seconds East, 47.97 feet to a point; Thence continuing along said margin 329.00 feet along the arc of a curve to the left having a radius of 1967.12 feet and a chord bearing and distance of South 12 degrees 23 minutes 02 seconds East to a point; Thence continuing along said margin South 16 degrees 58 minutes 01 seconds East, 94.13 feet to a point; Thence continuing along said margin South 17 degrees 10 minutes 14 seconds East, 183.72 feet to a point; Thence continuing along said margin South 17 degrees 20 minutes 29 seconds East, 102.88 feet to a point; Thence continuing along said margin South 17 degrees 36 minutes 13 seconds East, 68.56 feet to an iron pin found (1" open top pipe); Thence departing the westerly margin of Rosebud Road South 61 degrees 40 minutes 22 seconds West, 544.33 feet to an iron pin found (2" angle iron); Thence South 61 degrees 36 minutes 39 seconds West, 199.86 feet to an iron pin found (1/2" rebar); Thence South 62 degrees 10 minutes 06 seconds West, 38.80 feet to an iron pin found (1/2" rebar); Thence South 61 degrees 39 minutes 26 seconds West, 1026.83 feet to an iron pin found (2" open top pipe); Thence North 44 degrees 43 minutes 10 seconds West, 73.30 feet to an iron pin found (1/2" rebar); Thence North 43 degrees 50 minutes 39 seconds West, 881.62 feet to an iron pin found (1/2" rebar); Thence North 60 degrees 45 minutes 05 seconds East, 2325.48 feet to an iron pin set (1/2" rebar w/cap) said pin being on the westerly margin of Rosebud Road (90' R/W); Thence continuing along said margin South 04 degrees 39 minutes 25 seconds East 120.48 feet to a point; Thence continuing along said margin South 07 degrees 44 minutes 06 seconds East, 47.97 feet to an iron pin found (1" open top pipe) said pin being the **TRUE POINT OF BEGINNING**.

Said tract containing 44.05-acres and being described in a boundary survey for Caballero Holdings, LLC. By Blue Landworks, LLC, dated March 18th, 2020.

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AUG 07 2020

RZR '20 037

Planning&Development

CASE NUMBER RZR2020-00039
GCID 2020-0988

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: OCTOBER 27, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to OSC by BEAZER HOMES, LLC for the proposed use of OPEN SPACE CONSERVATION SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 27, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 27th day of OCTOBER 2020, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures, not to exceed 78 lots.
 - B. The minimum heated floor area per dwelling unit shall be 1,900 square feet for single-story dwellings and 2,300 square feet for two-story dwellings. Not more than 20 percent of homes shall be single-story.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - B. The frontage and project entrance on Fence Road frontage shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. A four-board equestrian-style fence shall be provided at the project entrance and shall extend for approximately 150 feet along Fence Road in each direction from the project entrance. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

- C. The West Union Grove Road frontage shall be landscaped by the developer and maintained by the Homeowners Association and shall include landscaping along the entire frontage. Landscape plans shall be subject to review and approval of the Director of Planning and Development.
 - D. Direct lot access to Fence Road or West Union Grove Circle shall be prohibited.
 - E. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
 - F. Natural vegetation shall remain on the property until the issuance of a development permit.
 - G. All grassed areas on dwelling lots shall be sodded.
 - H. All utilities shall be placed underground.
 - I. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.
 - J. A double staggered row of evergreen screen trees, a minimum eight feet high at the time of planting, shall be provided by the developer where adjacent to the existing residential lot at the intersection of Fence Road and West Union Grove Circle (parcel R2002 079). Landscape plans shall be subject to the review and approval of the Director of Planning and Development. The trees shall be maintained by the Homeowners Association.
 - K. In lieu of sidewalks along the frontage of the development, a pedestrian connection may be provided to Little Mulberry Park.
3. To abide by the following requirements, dedications and improvements:
- A. Place on final plat, and individual plats for lots 20 - 47 as shown on the site plan presented at the October 27, 2020 Board of Commissioners public hearing, a note which states: "The street on which lots 20-47 fronts, as shown on the site plan submitted at the October 27, 2020, Board of Commissioners public hearing, is intended to serve parcel R2002 870 and will be extended to do so in the future."

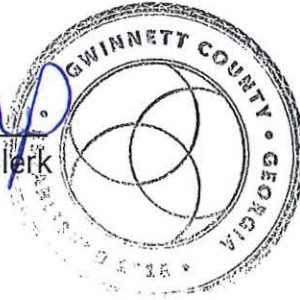
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/12/20

ATTEST:

Diana [Signature]
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN ROCKY CREEK GMD #1587, GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF FENCE ROAD (80' R/W) AND THE WESTERN RIGHT-OF-WAY OF WEST UNION GROVE CIRCLE (60' R/W), THENCE ALONG SAID R/W OF WEST UNION GROVE CIRCLE SOUTH 08 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 193.36 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID R/W, SOUTH 08 DEGREES 41 MINUTES 32 SECONDS EAST A DISTANCE OF 40.91 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W AND A CURVE TO THE RIGHT AND HAVING A RADIUS OF 525.00 FEET AND AN ARC LENGTH OF 210.73 FEET, BEING SUBTENDED BY A BEARING OF SOUTH 04 DEGREES 26 MINUTES 57 SECONDS WEST A DISTANCE OF 209.32 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W SOUTH 13 DEGREES 39 MINUTES 15 SECONDS WEST A DISTANCE OF 98.44 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W AND A CURVE TO THE LEFT AND HAVING A RADIUS OF 555.00 FEET AND AN ARC LENGTH OF 188.30 FEET, BEING SUBTENDED BY A BEARING OF SOUTH 00 DEGREES 48 MINUTES 16 SECONDS WEST A DISTANCE OF 187.40 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W SOUTH 07 DEGREES 07 MINUTES 44 SECONDS EAST A DISTANCE OF 272.74 FEET TO A 3/4" OPEN TOP PIPE FOUND, THENCE LEAVING SAID R/W SOUTH 77 DEGREES 02 MINUTES 19 SECONDS WEST A DISTANCE OF 232.35 FEET TO A 1/2" OPEN TOP PIPE FOUND, THENCE SOUTH 14 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 59.10 FEET TO A POINT, THENCE SOUTH 62 DEGREES 33 MINUTES 16 SECONDS WEST A DISTANCE OF 132.27 FEET TO A 1/2" OPEN TOP PIPE FOUND, THENCE SOUTH 06 DEGREES 03 MINUTES 41 SECONDS EAST A DISTANCE OF 99.46 FEET TO A 1/2" OPEN TOP PIPE FOUND, THENCE SOUTH 62 DEGREES 34 MINUTES 02 SECONDS WEST A DISTANCE OF 1,120.21 FEET TO A 1/2" OPEN TOP PIPE FOUND, THENCE NORTH 38 DEGREES 53 MINUTES 45 SECONDS WEST A DISTANCE OF 463.91 FEET TO A 1/2" OPEN TOP PIPE FOUND ON THE SOUTHERN BOUNDARY OF THE HOLCOMBE PLANTATION SUBDIVISION, UNIT 1, BLOCK A, PLAT BOOK 65 PAGE 112, THENCE ALONG SAID BOUNDARY NORTH 53 DEGREES 24 MINUTES 04 SECONDS EAST A DISTANCE OF 252.00 FEET TO A POINT, THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 53 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 861.00 FEET TO A POINT, THENCE NORTH 26 DEGREES 36 MINUTES 46 SECONDS WEST A DISTANCE OF 494.51 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF FENCE ROAD (80' R/W), THENCE ALONG SAID R/W NORTH 67 DEGREES 02 MINUTES 20 SECONDS EAST A DISTANCE OF 442.26 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W AND A CURVE TO THE RIGHT AND HAVING A RADIUS OF 1,756.00 FEET AND AN ARC LENGTH OF 250.68 FEET, BEING SUBTENDED BY A BEARING OF NORTH 71 DEGREES 05 MINUTES 00 SECONDS EAST A DISTANCE OF 250.47 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W NORTH 75 DEGREES 13 MINUTES 00 SECONDS A DISTANCE OF 82.43 FEET TO A 3/4" OPEN TOP PIPE FOUND, THENCE LEAVING SAID R/W SOUTH 14 DEGREES 47 MINUTES 00 SECONDS EAST A DISTANCE OF 185.70 FEET TO A POINT, THENCE NORTH 77 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 181.47 FEET TO A POINT ON THE WESTERN R/W OF WEST UNION GROVE CIRCLE (60' R/W), SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 29.32 AC/1,277,124 SQ.FT.

RECEIVED BY
PLANNING & DEVELOPMENT
AUGUST 7, 2020
RZR2020-00039