

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in May 2013

CASE NUMBER SUP2013-00017
GCID 2013-0291

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by ROLAND LANCTOT for the proposed use of AUTOMOBILE SERVICE AND TIRE STORE 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 MAY 28, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of MAY, 2013 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. Light industrial uses, which may include automobile service/repair and tire sales as a special use.
 - B. Any new buildings or additions shall be finished with architectural treatments of glass, brick or stacked stone. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.
2. To abide by the following site development considerations:
 - A. New ground signage shall be limited to a monument type sign with a minimum two foot high brick or stacked stone base.
 - B. Install minimum 8-foot high opaque fencing to provide an effective visual screen of the rear storage/parking area. The fence shall not contain any signage and shall be maintained in good repair. All fencing and screening shall be subject to review and approval by the Director of Planning and Development.
 - C. Outdoor storage of equipment, inoperable vehicles, parts, tires and other materials shall be solely within the rear screened storage area. Utilization of tractor trailers for storage shall be prohibited.
 - D. Display of merchandise, equipment or materials in front of the building shall be prohibited.

- E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- G. Peddlers and/or parking lot sales shall be prohibited.
- H. 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: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 13, 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, CONTAINING 1.099 ACRES, AND BEING MORE PARTICULARLY DECRIBED AS FOLLOWS:

TO ARRIVE AT THE **TRUE POINT OF BEGINNING**, BEGIN AT A POINT LOCATED AT THE SOUTHERN RIGHT-OF-WAY INTERSECTION HI-HOPE ROAD AND PETTY ROAD (HAVING A 60' RIGHT-OF-WAY), THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF PETTY ROAD IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 804.26 FEET TO AN IRON PIN FOUND, SAID POINT BEING THE **TRUE POINT OF BEGINNING**, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 58 DEGREES 03 MINUTES 45 SECONDS EAST A DISTANCE OF 227.044 FEET TO AN IRON PIN FOUND, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 56 DEGREES 59 MINUTES 33 SECONDS WEST A DISTANCE OF 273.919 FEET TO AN IRON PIN FOUND, THENCE NORTH 31 DEGREES 16 MINUTES 20 SECONDS WEST A DISTANCE OF 46.919 FEET TO AN IRON PIN FOUND, THENCE SOUTH 57 DEGREES 26 MINUTES 29 SECONDS WEST A DISTANCE OF 14.338 FEET TO AN IRON PIN FOUND, THENCE NORTH 30 DEGREES 10 MINUTES 10 SECONDS WEST A DISTANCE OF 159.153 FEET TO AN IRON PIN FOUND, THENCE NORTH 57 DEGREES 04 MINUTES 57 SECONDS WEST A DISTANCE OF 182.806 FEET TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT-OF-WAY OF PETTY ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY SHOWN ON SURVEY FOR GARY FITZPATRICK AND BOB LUTZ, PREPARED BY E&C CONSULTING ENGINEERS, DATED SEPTEMBER 8, 1997,

RECORDED
JAN 29 2013

CASE NUMBER RZC2012-00010
GCID 2012-0551

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-SR to C-2 by MAHALO INVESTMENTS IV, LLC 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 MAY 28, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of MAY 2013, that the aforesaid application to amend the Official Zoning Map from R-SR to C-2 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 094 of the 7th district, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the northwesterly intersection of the right-of-way of Old Peachtree Road (apparent 80' right-of-way) and Sunny Hill Road (apparent 80' right-of-way); said point being THE TRUE POINT OF BEGINNING; THENCE continuing along the right-of-way of Old Peachtree Road North 64 degrees 57 minutes 28 seconds West for a distance of 303.07' to a point; THENCE North 65 degrees 43 minutes 17 seconds West for a distance of 98.51' to a point; THENCE North 67 degrees 08 minutes 29 seconds West for a distance of 98.46' to a point; THENCE North 68 degrees 54 minutes 48 seconds West for a distance of 92.54' to a point; THENCE North 38 degrees 10 minutes 23 seconds West for a distance of 34.38' to a point; THENCE continuing along the right-of-way of Rock Springs Road North 07 degrees 25 minutes 58 seconds West for a distance of 240.29' to a point; THENCE North 10 degrees 55 minutes 50 seconds West for a distance of 78.33' to a point; THENCE North 14 degrees 46 minutes 38 seconds West for a distance of 68.56' to a point; THENCE North 17 degrees 17 minutes 35 seconds West for a distance of 102.93' to a point; THENCE leaving the right-of-way North 61 degrees 20 minutes 53 seconds East for a distance of 169.50' to a point; THENCE South 62 degrees 30 minutes 44 seconds East for a distance of 754.58' to a point; THENCE continuing along the right-of-way of Sunny Hill Road South 08 degrees 52 minutes 45 seconds East for a distance of 107.10 to a point; THENCE South 03 degrees 04 minutes 04 seconds West for a distance of 55.73 to a point; THENCE South 12 degrees 29 minutes 15 seconds West for a distance of 37.81 to a point; THENCE South 33 degrees 09 minutes 51 seconds West for a distance of 23.03 to a point; THENCE South 26 degrees 45 minutes 42 seconds West for a distance of 40.36 to a point; THENCE South 21 degrees 54 minutes 06 seconds West for a distance of 48.27 to a point; THENCE South 26 degrees 08 minutes 14 seconds West for a distance of 97.94 to a point; THENCE South 24 degrees 51 minutes 49 seconds West for a distance of 83.49 to a point; THENCE South 65 degrees 43 minutes 36 seconds West for a distance of 43.62 to a point; said point being THE TRUE POINT OF BEGINNING

Said property contains 9.503 +/- acres.

RECORDED
MAY 03 2012

RZC '12 0 1 0

BY:

CASE NUMBER RZR2013-00002
GCID 2013-0293

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

Present

VOTE

Charlotte J. Nash, Chairman

YES

Jace Brooks, District 1

YES

Lynette Howard, District 2

YES

Tommy Hunter, District 3

YES

John Heard, District 4

ABSENT

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to R-100 by BEREAN CHRISTIAN CHURCH, INC. for the proposed use of a CHURCH 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 MAY 28, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of MAY 2013, that the aforesaid application to amend the Official Zoning Map from C-2 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. A church and customary accessory uses, not including a daycare facility or private school unless approved by Special Use Permit(s).
 - B. The existing residences and outbuildings may not be utilized for church services and shall be removed from the site.
 - C. New buildings shall be constructed of brick, stone or stucco, with minor treatments of fiber-cement siding. Building elevations and materials shall be subject to review and approval by the Director of Planning and Development.
 - D. Lighted outdoor recreation facilities shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscape strip adjacent to Oak Road and Hewatt Road.
 - B. Provide a minimum 20-foot buffer adjacent to all external property lines, enhanced with evergreen plantings where sparsely vegetated. Buffer design and plantings shall be subject to review and approval by the Director of Planning and Development.
 - C. Ground signage shall be limited to externally-illuminated, monument-type signs with a minimum two-foot high brick or stone base. Overall sign height shall not exceed 8 feet.

- D. Dumpsters shall be screened by a 100% opaque brick wall. Hours of pickup shall be limited to between 7:00 a.m. and 7:00 p.m.
- E. Outdoor loudspeakers shall be prohibited.
- F. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- J. Left turn lanes shall be provided at the entrances onto Highpoint Road and Hewatt Road, subject to the review and approval of Gwinnett County D.O.T. The left turn lane on Hewatt Road shall also provide storage for opposing left turns onto Bullock Place. All design, right-of-way acquisition if required, and construction shall be at the expense of the developer. The left turn lanes shall be installed with the development of the new parking lots.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 86 of the 6th District, Gwinnett County, Georgia being more particularly described as follows:

COMMENCING at the intersection of the East Land Lot line of Land Lot 86 with the centerline of Highpoint Road (80' R/W), thence NORTH 62°42'01" WEST A Distance Of 145.17 Feet to a 1/2" rebar found, Thence along the right-of-way of Oak Road (80' R/W) NORTH 12°05'57" WEST A Distance Of 81.87 Feet To A PK Nail and the true POINT OF BEGINNING. Thence SOUTH 64°49'19" WEST A Distance Of 282.21 Feet to a 1/2" rebar found, Thence SOUTH 64°51'03" WEST A Distance Of 358.13 Feet To A 1/2" rebar found, Thence NORTH 31°42'40" WEST A Distance Of 232.29 Feet To A 1/2" rebar found on the southeasterly right-of-way of Hewatt Road (80' R/W), Thence along the right-of-way of Hewatt Road NORTH 44°35'34" EAST A Distance Of 136.18 Feet to a 1" open top pipe found, Thence along the right-of-way of Hewatt Road With A Curve Turning To The left With An Arc Length Of 42.50 feet With A Radius Of 1949.86 feet With A Chord Bearing Of NORTH 42°00'46" EAST With A Chord Length Of 42.50 feet, Thence along the right-of-way of Hewatt Road With A Compound Curve Turning To The left With An Arc Length Of 197.74 feet With A Radius Of 612.96 feet With A Chord Bearing Of NORTH 32°08'48" EAST With A Chord Length Of 196.88 feet to a point, Thence along the right-of-way of Hewatt Road With A Reverse Curve Turning To The right With An Arc Length Of 296.78 feet With A Radius Of 395.78 feet With A Chord Bearing Of NORTH 34°00'51" EAST With A Chord Length Of 289.88 feet to a point, Thence SOUTH 78°25'08" EAST A Distance Of 25.44 Feet to a point on the westerly right-of-Way of Oak Road (80' R/W), Thence along the right-of-way of Oak Road SOUTH 31°32'58" EAST A Distance Of 271.36 Feet to a point, Thence along said right-of-way SOUTH 33°08'28" EAST A Distance Of 100.59 Feet to a point, Thence along said right-of-way SOUTH 32°20'14" EAST A Distance Of 166.05 Feet To A PK Nail, which is the true POINT OF BEGINNING.

Said property forming more or less 248,596.94 SQ.FT. of property (5.70 acres).

CASE NUMBER SUP2013-00020
GCID 2013-0380

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BUFORD CHURCH OF CHRIST for the proposed use of DAYCARE CENTER / PRESCHOOL (ACCESSORY) 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 MAY 28, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of MAY, 2013 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a church and accessory uses which may include a church daycare facility/preschool as a special use.
2. Hours of operation for the daycare/preschool shall be limited to 9:30 a.m. to 1:30 p.m., Monday through Friday.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 231 AND 257 OF THE SEVENTH DISTRICT, GWINNETT COUNTY, STATE OF GEORGIA, CONTAINING 7.66 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE RIGHT-OF-WAY INTERSECTION OF CHATHAM VIEW DRIVE (HAVING A 50 FOOT RIGHT-OF-WAY) AND CHATHAM ROAD (HAVING A 60 FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING, THENCE LEAVING SAID POINT IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERN RIGHT-OF-WAY OF CHATHAM ROAD A DISTANCE OF 149.75 FEET TO AN IRON PIN PLACE, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY IN A NORTHEASTERLY DIRECTION NORTH 69 DEGREES 42 MINUTES 56 SECONDS EAST A DISTANCE OF 334.91 FEET TO AN IRON PIN PLACED, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 32 DEGREES 47 MINUTES 58 SECONDS EAST A DISTANCE OF 210.95 FEET TO AN IRON PIN FOUND, THENCE SOUTH 32 DEGREES 39 MINUTES 09 SECONDS EAST A DISTANCE OF 597.76 FEET TO AN IRON PIN FOUND, THENCE SOUTH 61 DEGREES 35 MINUTES 25 SECONDS A DISTANCE OF 414.87 FEET TO AN IRON PIN FOUND, THENCE NORTH 32 DEGREES 36 MINUTES 09 SECONDS WEST A DISTANCE OF 492.75 FEET TO AN IRON PIN FOUND, THENCE NORTH 19 DEGREES 09 MINUTES 56 SECONDS WEST A DISTANCE OF 367.12 FEET TO AN IRON PIN PLACED ON THE SOUTHERN RIGHT-OF-WAY OF CHATHAM ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED ON A BOUNDARY SURVEY FOR 'THE CHURCH OF CHRIST AT BUFORD, SOUTH TRUST BANK, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MARCH 30, 2004, PREPARED BY KENNETH L. NUTT, G.R.L.S. 2104.

RECEIVED BY

FEB 27 2013

Planning & Development

SUP 71020

CASE NUMBER SUP2013-00021
GCID 2013-0382

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by PULTE GROUP, INC. for the proposed use of SINGLE-FAMILY 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 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 MAY 28, 2013 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of MAY, 2013 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. Single-family detached dwellings and accessory uses and structures, not to exceed 37 additional lots.
 - B. Dwellings shall be constructed primarily of brick or stacked stone on three sides, with the balance being the same or fiber-cement siding. Minor treatments of fiber-cement siding/shake or stucco may be used as accent materials.
 - C. The minimum heated floor area per dwelling unit shall be no less than the smallest existing dwelling within Bentwood at Sugarloaf.
 - D. All dwellings shall have at least a double-car garage.
 - E. Roofing materials shall be architectural-style shingles.
2. To satisfy the following site development considerations:
 - A. The entire property frontage along Meadow Church Road and Meadow Church Way shall include landscaping and fencing to match that of the existing treatment along Meadow Church Road for prior phases of development. Sidewalks shall extend along Meadow Church Road and terminate at a proposed crosswalk at the intersection of Meadow Church Way to be provided by the developer. Sidewalks are not required for the property frontage along Meadow Church Way. Final design shall be similar to the frontage landscape plan exhibit (attached), and subject to review and approval of the Director of Planning and Development.
 - B. All grassed areas on residential lots shall be sodded.

- C. All utilities shall be placed underground.
- D. Natural vegetation shall remain on the property prior to the issuance of a development permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
Van Os Property 9.982 Acre Tract

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 117 & 120 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 1/2" rebar found at the common corner of Land Lots 116, 117, 120, & 121; thence along the line common to Land Lots 116 & 117 South 29 degrees 51 minutes 37 seconds East a distance of 268.20 feet to a 1/2" rebar found on the westerly right-of-way line of Meadow Church Road (Variable width right-of-way); thence following said right-of-way line South 17 degrees 38 minutes 36 seconds West a distance of 20.04 feet to a 3/8" rebar found, said point being the **POINT OF BEGINNING**; thence continuing along said right-of-way line and running South 17 degrees 50 minutes 08 seconds West a distance of 436.91 feet to a 1/2" rebar found; thence continuing along said right-of-way line and running South 17 degrees 23 minutes 31 seconds West a distance of 287.36 feet to a 1" open top pipe found; thence leaving said right-of-way line and running North 59 degrees 24 minutes 40 seconds West a distance of 446.92 feet to an iron pin set; thence North 29 degrees 57 minutes 21 seconds West a distance of 388.37 feet to a 1 3/4" open top pipe found; thence North 29 degrees 55 minutes 36 seconds West a distance of 102.00 feet to an iron pin set; thence North 60 degrees 36 minutes 53 seconds East a distance of 540.14 feet to an iron pin set; thence South 29 degrees 23 minutes 07 seconds East a distance of 102.00 feet to a 3/8" rebar found; thence South 67 degrees 09 minutes 57 seconds East a distance of 356.49 feet to the **POINT OF BEGINNING**.

Said Tract containing 9.982 acres of land.

Q:\Legals\04\04056\04056 Legal Van Os Property 9.982 acres.rtf
January 5, 2005

MAR 05 2013

Planned Development

CASE NUMBER RZM2013-00003
GCID 2013-0381

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RM-6 by LINDA MULLIS for the proposed use of TRI-PLEX RESIDENCE (REDUCTION IN BUFFERS) 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 MAY 28, 2013 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28th day of MAY, 2013, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-6 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Multifamily residential and accessory uses, for a maximum of 3 units in the existing building. No additional buildings or units may be constructed.
 - B. Bring the structure into compliance with all applicable building and fire codes and obtain a certificate of occupancy within 180 days of approval.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot buffer, undisturbed except for approved access, utility crossings, existing encroachments and replant where sparsely vegetated, adjacent to residential zoning along the rear property line, and a 10-foot wide buffer along the side property lines.
 - B. No additional driveways shall be allowed onto Lee Road, and no paved parking area shall be allowed in the front yard.
 - C. Any dumpsters shall be screened by a brick wall. Hours of dumpster pick-up shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/31/13

ATTEST:

Dina M. King
County Clerk/Deputy County Clerk



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

All that tract or parcel of land lying and being in land lot 347 of the 4th District, Gwinnett County, Georgia and more particularly described as follows;

Beginning at an iron pin on the northerly right of way of Lee Road (80' R\W) a distance of 609.48' southwesterly of the centerline of Telida Trail;

THENCE South 47 degrees 33 minutes 38 seconds West for a distance of 104.65' feet along the northerly right of way of Lee Road to a point;

THENCE North 54 degrees 50 minutes 00 seconds West for a distance of 227.41' feet to an iron pin;

THENCE North 07 degrees 26 minutes 08 seconds East for a distance of 114.88' feet to an iron pin;

THENCE South 54 degrees 56 minutes 00 seconds East for a distance of 303.33' feet to an iron pin on the northerly right of way of Lee Road and the Point of Beginning.

Said property contains 0.62 acres more or less. .

REC'D

FEB 28 2013

Planning & Development