

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in April 2014

CASE NUMBER CIC2014-00001  
GCID 2014-0124

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.

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<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>NO</u>
Tommy Hunter, District 3	<u>YES</u>
John Heard, District 4	<u>YES</u>

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On motion of COMM. HEARD, which carried 4-1, the following resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to C-2 by HOME DEPOT U.S.A. for a CHANGE IN CONDITIONS OF ZONING FOR RELOCATION OF THE OUTDOOR SALES AREA (PINESTRAW SALES TRAILERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MARCH 25, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 1<sup>st</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

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

- A. Retail, service commercial and accessory uses which may include outdoor storage as a special use. Abide by all requirements of RZ-94-121.
- B. Outdoor sales/storage in front of the building shall be as indicated on the submitted Outdoor Storage Area Plan, received on December 3, 2009. The area shall be surrounded by decorative planter boxes a minimum of 24-inches tall.
- C. Pine straw trailers may be parked to the rear of the building, or may be parked in the front parking lot as indicated on the submitted site plan received on December 3, 2013. If parked in the front parking lot, pine straw trailers shall be screened around the base by decorative fencing, planter boxes, or similar screening materials. Design, height and location of screening shall be subject to review and approval by the Director of Planning and Development.
- D. 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, sign-walkers and sign-twirlers shall be prohibited.

- E. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

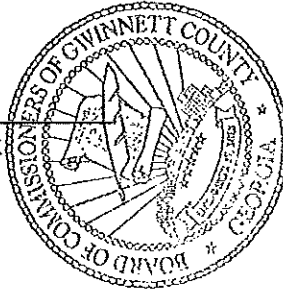
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## Legal Description

CIC2014-00001

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lots 8 and 9 of the 7th Land District of Gwinnett County, Georgia, being more particularly described as follows:

Commencing at the intersection of Land Lots 8, 9, 31, and 32, aforesaid district and county; THENCE along the line dividing Land Lots 8 and 9 South 29 degrees 28 minutes 46 East for a distance of 250.01 feet to a point marked by a concrete PK Nail set and the TRUE POINT OF BEGINNING.

THENCE leaving said Land Lot Line North 60 degrees 00 minutes 22 seconds East for a distance of 174.70 feet to a point, said point marked by a concrete PK Nail set; THENCE South 29 degrees 59 minutes 10 seconds East for a distance of 271.95 feet to a point, said point marked by a concrete PK Nail set; THENCE South 60 degrees 00 minutes 50 seconds West for a distance of 105.04 feet to a point, said point marked by a concrete PK Nail set; THENCE South 29 degrees 59 minutes 10 seconds East for a distance of 405.51 feet to a point, said point marked by a concrete PK Nail set; THENCE North 60 degrees 00 minutes 50 seconds East for a distance of 122.89 feet to a point, said point marked by a concrete PK Nail set; THENCE South 29 degrees 59 minutes 10 seconds East for a distance of 78.72 feet to a point on the northerly right-of-way of Georgia State Route 316 (right-of-way varies); THENCE along said right-of-way the following four (4) courses: South 46 degrees 45 minutes 40 seconds West for a distance of 96.29 feet to a point; THENCE South 46 degrees 28 minutes 23 seconds West for a distance of 22.86 feet to a point; THENCE South 60 degrees 22 minutes 22 seconds West for a distance of 466.29 feet to a point; THENCE South 68 degrees 31 minutes 01 seconds West for a distance of 90.65 feet to a point; THENCE leaving said right-of-way North 29 degrees 59 minutes 10 seconds West for a distance of 333.34 feet to a point, said point marked by a concrete PK Nail set; THENCE South 60 degrees 00 minutes 50 seconds West for a distance of 46.96 feet to a point, said point marked by a concrete PK Nail set; THENCE North 29 degrees 59 minutes 10 seconds West for a distance of 252.75 feet to a point, said point marked by a concrete PK Nail set; THENCE North 60 degrees 00 minutes 50 seconds East for a distance of 244.64 feet to a point, said point marked by a concrete PK Nail set; THENCE North 29 degrees 59 minutes 10 seconds West for a distance of 181.14 feet to a point, said point marked by a concrete PK Nail set; THENCE North 60 degrees 00 minutes 22 seconds East for a distance of 281.67 feet to a point marked by a concrete PK Nail set and the TRUE POINT OF BEGINNING.

Said property contains 10.209 acres, more or less, and is designated as Tract C on that certain ALTA/ACSM Land Title Survey dated January 10, 2001, last revised August 24, 2001, prepared for Home Depot U.S.A., Inc. and Commonwealth Land Title Insurance Company by Precision Planning, Inc., bearing the seal and certification of Lee Jay Johnson, Georgia Registered Land Surveyor No. 2846, said property also being designated as Tract C on that certain Final Plat of Lawrenceville Market for Midwest Holding Corp. #7, Inc., Revision No. 3, recorded August 7, 2001 in Plat Book 90, Page 76, Gwinnett County, Georgia records.

Together with the rights and easements contained in that certain Access Easement Agreement (Highway 120) between Cousins/New Market Development Company, Inc., dated December 9, 1994, recorded in Deed Book 10921, Page 120, aforesaid records; as affected by Scrivener's Affidavit by Maureen Theresa Callahan, dated January 4, 1995, recorded in Deed Book, 10981, Page 162, Gwinnett County, Georgia records.

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Together with the rights and easements contained in that certain Operation and Easement Agreement among Cousins/New Market Development Company, Inc., Cousins Properties, Incorporated, Dayton Hudson Corporation, and Home Depot U.S.A., Inc., dated December 9, 1994, recorded in Deed Book 10921, Page 179, aforesaid records, as amended by that certain First Amendment to Operation and Easement Agreement dated November 26, 1996, by and among Dayton Hudson Corporation, Home Depot U.S.A., Inc., Cousins Properties, Incorporated and Cousins/New Market Development Company, Inc. recorded in Deed Book 13500, Page 198, aforesaid records.

Together with the rights and easements contained in that certain Declaration of Easements by Cousins/New Market Development Company, Inc., dated December 9, 1994, recorded in Deed Book 10921, Page 105, aforesaid records; as affected by Scrivener's Affidavit by Maureen Theresa Callahan, dated January 4, 1995, recorded in Deed Book, 10981, Page 169, aforesaid records.

CIC2014-00001

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CASE NUMBER CIC2014-00002  
GCID 2014-0133

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.

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<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>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-ZT to R-ZT by PARAN HOMES for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE, REVISE BUILDING MATERIALS AND REDUCE GARAGE REQUIREMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>ND</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Smith  
County Clerk/Deputy County Clerk



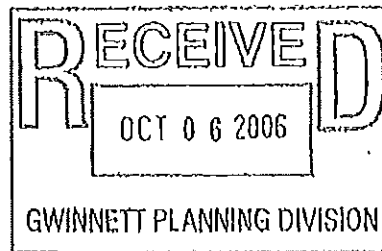


LAND DESCRIPTION  
for  
HERITAGE POINTE

All that tract or parcel of land lying and being in Land Lot 16 of the 7<sup>th</sup> District, Parcel 7-016-097, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point, said point being the POINT OF BEGINNING; thence N.68°33'46"W., a distance of 428.28 feet to the point of curve of a non tangent curve to the left, having a radius of 1186.00 feet with an arc distance of 80.62 feet, N70°54'19"W with a chord distance of 80.61 feet; thence N.30°40'24"W., a distance of 686.75 feet; thence N.30°36'52"W., a distance of 80.05 feet; thence N.30°40'05"W., a distance of 377.98 feet; thence N.59°57'58"E., a distance of 734.27 feet; thence S.39°28'19"E., a distance of 108.90 feet to a point of curve to the right having a radius of 676.20 feet with an arc distance of 270.85 feet, S27°59'49"E with a chord distance of 269.05 feet; thence S.16°24'32"E., a distance of 863.85 feet to a point of curve to the right having a radius of 318.10 feet with an arc distance of 192.99 feet, S00°33'28"W with a chord distance of 190.04 feet; to a point of curve to the right having a radius of 3811.21 feet with an arc distance of 112.76 feet, S19°03'30"W with a chord distance of 112.75 feet; thence S.65°40'26"W., a distance of 28.57 feet to the POINT OF BEGINNING.

Said property containing 882,610.66 square feet or 19.873 acres, more or less.



~~CIC 06015~~

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CIC 2014 - 00002

CASE NUMBER RZM2013-00004  
GCID 2013-0453

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.

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<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>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to RM-13 by BRAND PROPERTIES, 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 APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from C-2 to RM-13 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diana King  
County Clerk/Deputy County Clerk

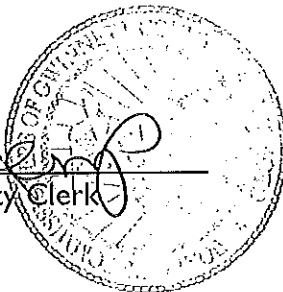


Exhibit "A"

Legal Description or Depletion of the Property

All that tract or parcel of land lying in or being in Land Lot 177 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a three-quarter inch reinforcing bar at the common corner of Land Lot Numbers 144, 145, 176 and 177, the point at which has coordinates on the Georgia State Plane Coordinate System of: North 1,478,129.4427 and East 2,353,475.6327, North American Datum of 1983; thence proceed along the southwesterly line of aforesaid Land Lot 177, being the northeasterly line of aforesaid Land Lot 176, North 30 degrees 35 minutes 40 seconds West for a distance of 308.69 feet to a point on the northwesterly right-of-way of a proposed roadway to be known as Woodward Mill Road (100-foot right-of-way at this point); thence depart aforesaid southwesterly line of Land Lot 177 and proceed along the said northwesterly right-of-way of proposed Woodward Mill Road, North 66 degrees 26 minutes 50 seconds East for a distance of 194.52 feet to the True Point of Beginning; the Point of Beginning thus established, thence depart said northwesterly right-of-way of proposed Woodward Mill Road North 17 degrees 11 minutes 52 seconds West for a distance of 7.88 feet to a point; thence North 43 degrees 50 minutes 19 seconds West for a distance of 67.63 feet to a point; thence North 21 degrees 15 minutes 42 seconds West for a distance of 28.12 feet to a point; thence North 31 degrees 18 minutes 23 seconds East for a distance of 50.39 feet to a point; thence North 11 degrees 27 minutes 36 seconds East for a distance of 113.69 feet to a point; thence North 28 degrees 32 minutes 07 seconds West for a distance of 105.35 feet to a point; thence North 06 degrees 48 minutes 31 seconds East for a distance of 71.96 feet to a point; thence North 31 degrees 05 minutes 38 seconds East for a distance of 79.29 feet to a point; thence North 08 degrees 03 minutes 23 seconds East for a distance of 79.18 feet to a point; thence North 21 degrees 01 minute 24 seconds East for a distance of 57.73 feet to a point; thence North 44 degrees 35 minutes 09 seconds East for a distance of 202.93 feet to a point; thence North 18 degrees 13 minutes 52 seconds East for a distance of 62.60 feet to a point; thence North 36 degrees 42 minutes 40 seconds East for a distance of 49.05 feet to a point; thence North 23 degrees 42 minutes 35 seconds East for a distance of 62.37 feet to a point; thence North 34 degrees 08 minutes 16 seconds East for a distance of 54.49 feet to a point; thence North 04 degrees 10 minutes 02 seconds West for a distance of 67.65 feet to a point; thence North 16 degrees 17 minutes 05 seconds East for a distance of 137.96 feet to a point; thence North 26 degrees 32 minutes 48 seconds East for a distance of 23.38 feet to a point on the southwesterly right-of-way of a proposed roadway to be known as Mill Creek Road (100-foot right-of-way at this point); thence proceed along said southwesterly right-of-way of proposed Mill Creek Road, South 63 degrees 45 minutes 07 seconds East for a distance of 509.11 feet to a point; thence continue along said southwesterly right-of-way of proposed Mill Creek Road along a curve to the right having a radius of 666.00 feet and an arc length of 64.17 feet, being subtended by a chord of South 60 degrees 59 minutes 30 seconds East for a distance of 64.15 feet to a jog in said right-of-way of proposed Mill Creek Road; thence continue along said jog in the right-of-way, South 31 degrees 46 minutes 07 seconds West for a distance of 10.00 feet to a point where the right-of-way width of said proposed Mill Creek Road is 120 feet; thence continue along said southwesterly right-of-way of proposed Mill Creek Road along a curve to the right having a radius of 656.00 feet and an arc length of 306.43 feet, being subtended by a chord of South 44 degrees 50 minutes 59 seconds East for a distance of 303.65 feet to a point; thence continue along said southwesterly right-of-way of proposed Mill Creek Road, South 31 degrees 28 minutes 04 seconds East for a distance of 81.48 feet to a point at the mitre of intersection of said southwesterly right-of-

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way of proposed Mill Creek Road with the aforesaid northwesterly right-of-way of proposed Woodward Mill Road; thence proceed along said mitre of the aforesaid rights-of-way, South 13 degrees 01 minute 48 seconds West for a distance of 33.66 feet to a point on said northwesterly right-of-way of proposed Woodward Mill Road having a right-of-way width of 120 feet at this point; thence proceed along said northwesterly right-of-way of proposed Woodward Mill Road, South 58 degrees 31 minutes 56 seconds West for a distance of 415.21 feet to a jog in said right-of-way; thence proceed along said jog in the right-of-way, South 31 degrees 28 minutes 04 seconds East for a distance of 10.00 feet to a point where the right-of-way width of said proposed Woodward Mill Road is 100 feet; thence continue along said northwesterly right-of-way of proposed Woodward Mill Road, South 58 degrees 31 minutes 56 seconds West for a distance of 173.86 feet to a point; thence continue along said northwesterly right-of-way of proposed Woodward Mill Road along a curve to the right having a radius of 1950.00 feet and an arc length of 269.38 feet, being subtended by a chord of South 62 degrees 29 minutes 23 seconds West for a distance of 269.17 feet to a point; thence continue along said northwesterly right-of-way of proposed Woodward Mill Road, South 66 degrees 26 minutes 50 seconds West for a distance of 362.37 feet to the Point of Beginning.

Said parcel of land contains 16.1416 acres and is shown on and described according to that certain survey entitled "Portions of lands of Mill Creek Land, L.L.C.", prepared by Post, Buckley, Schuh & Jernigan, Julian D. Grace, Georgia Registered Land Surveyor No. 2679, dated September 18, 1997, which survey is hereby made a part of this description by this reference.

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CASE NUMBER RZR2014-00003  
GCID 2014-0121

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.

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<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>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-ZT by PTL, LLC for the proposed use of SINGLE-FAMILY DETACHED SUBDIVISION (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 APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-ZT is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures.
  - B. Homes shall be constructed with front façade accents of brick or stacked stone. The balance of the home may be the same or of fiber-cement shake or siding. The first two homes on either side of the street at the development entrance shall also include a brick or stacked stone water table on the side elevations.
  - C. The minimum heated floor area per dwelling shall be 2,100 square feet.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. No direct lot access allowed to Davenport Road or Pittard Road.
  - B. All exterior street frontages shall be landscaped and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and signage plans shall be subject to review and approval of the Director of Planning and Development.

- C. Provide an enhanced landscaped buffer specific to landscape plans submitted at the March 4, 2014, Planning Commission meeting, including an 8-foot high wooden fence placed along the interior buffer line. The HOA shall be responsible for maintenance and replacement of said fence.
  - D. All grassed areas on dwelling lots shall be sodded.
  - E. Underground utilities shall be provided throughout the development.
  - F. Natural vegetation shall remain on the property until issuance of a Development Permit.
3. To abide by the following requirements, dedications and improvements:
- A. Interior streets shall be private.


GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





Legal Description

All that tract or parcel of land lying and being in Land Lot 265, 6<sup>th</sup> District, Gwinnett County, Georgia, consisting of 7.28 acres, more or less, and being more particularly described as follows:

To arrive at the True Point of Beginning, begin at a point located at northwesterly right-of-way intersection of Davenport Road and Pittard Road, said point being the True Point of Beginning, thence continuing along the right-of-way of Pittard Road in a northwesterly direction an arc distance of 243.47 feet, having a radius of 498.90 feet and being subtended by a chord bearing and distance of North 64 degrees 23 minutes 48 seconds West a distance of 241.06 feet to a point, thence continuing along said right-of-way an arc distance of 53.84 feet, having a radius of 3,839.66 feet, and being subtended by a chord bearing and distance of North 78 degrees 46 minutes 44 seconds West a distance of 53.84 feet to a point, thence leaving said right-of-way North 12 degrees 03 minutes 06 seconds East a distance of 150.60 feet, thence North 83 degrees 12 minutes 12 seconds West a distance of 158.71 feet to a point, thence North 12 degrees 02 minutes 29 seconds East a distance of 423.12 feet to a point, thence South 76 degrees 50 minutes 32 seconds East to a point located on the western right-of-way of Davenport Road, thence continuing along the right-of-way of Davenport Road in a southeasterly South 09 degrees 14 minutes 47 seconds East a distance of 21.72 feet, thence continuing along said right-of-way an arc distance of 101.00 feet, having a radius of 3,176.08 feet, and being subtended by a chord bearing and distance of South 08 degrees 20 minutes 07 seconds East a distance of 101.00 feet to a point, thence continuing along said right-of-way an arc distance of 198.24 feet, having a radius of 322.67 feet and being subtended by a chord bearing and distance of South 10 degrees 10 minutes 36 seconds West a distance of 195.14 feet to a point, thence continuing along said right-of-way an arc distance of 182.95 feet, having a radius of 560.35 feet and being subtended by a chord bearing and distance of South 37 degrees 07 minutes 05 seconds West a distance of 182.14 feet to a point, thence continuing along said right-of-way an arc distance of 159.13, having a radius 3,297.39 feet and being subtended by a chord bearing and distance of South 47 degrees 51 minutes 59 seconds West a distance of 159.12 feet to a point located at the northwesterly right-of-way intersection of Davenport Road and Pittard Road, said point being the True Point of Beginning.

Said tract or parcel of land being more particularly described on Rezoning Plan for PTL, LLC, prepared by BH&D Engineering, Inc., dated October 18, 2013.

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CASE NUMBER RZR2014-00007  
GCID 2014-0168

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>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-1 to R-ZT by TPA GROUP, LLC for the proposed use of a SINGLE-FAMILY DETACHED SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from O-1 to R-ZT is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwelling and accessory uses at a maximum of 3.07 units per acre, with a maximum of 47 units.
  - B. Dwellings shall be constructed of brick or stacked stone (except minor treatments, i.e. gables, bay windows, chimneys) on three sides, with accent materials of fiber-cement siding or shake. The rear of homes may be the same or of fiber-cement siding or shake. Architectural elevations shall be submitted for review and approval by the Director of Planning and Development, and shall be in general accordance with renderings submitted at the April 1, 2014 Planning Commission Meeting.
  - C. The minimum heated floor area per dwelling unit shall be at least 2,500 square feet.
  - D. All dwellings shall have double-car garages.
2. To satisfy the following site development considerations:
  - A. The setback along Huntcrest Way shall be landscaped and shall include a decorative fence/wall and entrance monument. The fence may be constructed as solid brick wall or a wrought iron-style fence with brick or stacked stone columns (max. 30-feet-on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a Development Permit.

- B. Provide a 30-foot wide enhanced buffer adjacent to the Summit at Huntcrest subdivision. A buffer shall not be required adjacent to the electric substation (R7124 001), zoned R-100.
- C. No direct lot access shall be allowed to Huntcrest Way.
- D. All grassed areas within the development shall be sodded.
- E. All utilities shall be placed underground.
- F. Natural vegetation shall remain on the property until issuance of a Development Permit.

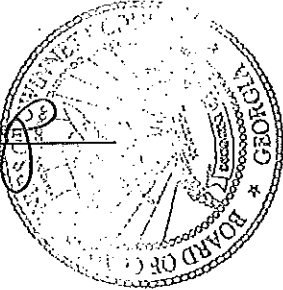
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 113 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the northeastern intersection of the right-of-way of North Brown Road and the right-of-way of Huntercrest Way; THENCE commence along the right of way of Huntercrest Way (Apparent 60' Right-of-Way) in a Southeastern direction along a curve to the left having a radius of 20.00 feet and an arc length of 30.33 feet and being subtended by a chord of South 38 degrees 45 minutes 28 seconds East for a distance of 27.51 feet to a point; THENCE South 81 degrees 51 minutes 20 seconds East for a distance of 31.02' to a point; THENCE along a curve to the right having a radius of 180.00 feet and an arc length of 169.69 feet and being subtended by a chord of South 54 degrees 50 minutes 50 seconds East for a distance of 163.48 feet to a point; THENCE South 27 degrees 50 minutes 21 seconds East for a distance of 89.03' to a point; Said point is THE TRUE POINT OF BEGINNING; THENCE leaving said right-of-way of Huntercrest Way in the direction North 62 degrees 02 minutes 58 seconds East for a distance of 57.32' to a point; THENCE along a curve to the left having a radius of 251.00 feet and an arc length of 82.11 feet and being subtended by a chord of North 52 degrees 40 minutes 41 seconds East for a distance of 81.74 feet to a point; THENCE North 43 degrees 18 minutes 23 seconds East for a distance of 355.08' to a point; THENCE along a curve to the left having a radius of 105.00 feet and an arc length of 163.82 feet and being subtended by a chord of North 01 degrees 23 minutes 40 seconds West for a distance of 147.70 feet to a point; THENCE North 46 degrees 05 minutes 28 seconds West for a distance of 253.87' to a point; THENCE North 16 degrees 12 minutes 01 seconds West for a distance of 131.99' to a point; THENCE North 58 degrees 38 minutes 59 seconds East for a distance of 441.48' to a point; THENCE South 31 degrees 01 minutes 09 seconds East for a distance of 210.03' to a point; THENCE North 58 degrees 39 minutes 57 seconds East for a distance of 210.10' to a point; THENCE South 31 degrees 01 minutes 11 seconds East for a distance of 494.70' to a point; THENCE South 44 degrees 01 minutes 59 seconds West for a distance of 1175.19' to a point; Said point being on the Right of Way of Huntercrest Way (Apparent 60' Right-of-Way); Thence continue along the Right-of-Way of Huntercrest Way along a curve to the left having a radius of 211.50 feet and an arc length of 36.76 feet and being subtended by a chord of North 50 degrees 56 minutes 30 seconds West for a distance of 36.71 feet to a point; THENCE along a curve to the right having a radius of 286.00 feet and an arc length of 49.72 feet and being subtended by a chord of North 50 degrees 56 minutes 22 seconds West for a distance of 49.66 feet to a point; THENCE North 45 degrees 57 minutes 32 seconds West for a distance of 47.18' to a point; THENCE along a curve to the right having a radius of 220.00 feet and an arc length of 69.58 feet and being subtended by a chord of North 36 degrees 53 minutes 56 seconds West for a distance of 69.29 feet to a point; THENCE North 27 degrees 50 minutes 21 seconds West for a distance of 205.78' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 15.29 +/- acres.

RECEIVED BY

DEC 31 2013

RZR '14 0 0 7.

Planning & Development

CASE NUMBER SUP2014-00017

GCID 2014-0266

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>YES</u>

---

On motion of COMM. HOWARD, 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 TITLE EASY, LLC for the proposed use of a TITLE LOAN FACILITY on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014 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 a title loan facility as a special use.
  - B. On-site sales, storage or display of repossessed vehicles shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Wall signage for the title loan business shall not exceed the requirements of the Gwinnett County Sign Ordinance.
  - B. Window signage (signs displayed on the interior or exterior of the title loan business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
  - C. Exposed neon or blinking neon or LED window signs or wall signs shall be prohibited.
  - D. No 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.
  - E. Peddlers and/or parking lot sales shall be prohibited.

F. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

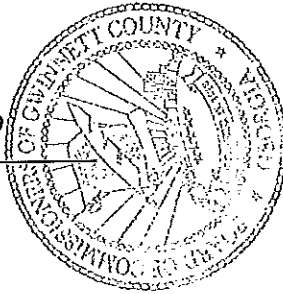
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 190 of the 6<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find the True Point of Beginning commence at the intersection of the northeastern side of the right-of-way of Jimmy Carter Boulevard and the northwestern right-of-way of Rockbridge School Road; THENCE commence along the right of way of Jimmy Carter Boulevard (Apparent 120' Right-of-Way) in a Northwestern direction for a distance of 188.47' to a point; Said point is THE TRUE POINT OF BEGINNING; Thence continue along the Right-of-Way of Jimmy Carter Boulevard North 60 degrees 53 minutes 57 seconds West for a distance of 60.27' to a point; THENCE leaving said right-of-way of Jimmy Carter Boulevard in the direction North 52 degrees 09 minutes 25 seconds East for a distance of 165.37' to a point; THENCE South 60 degrees 44 minutes 49 seconds East for a distance of 60.31' to a point; THENCE South 53 degrees 02 minutes 34 seconds West for a distance of 164.09' to a point; said point being THE TRUE POINT OF BEGINNING.

Said property contains 0.21 +/- acres.

SUP '14 0 1 7.

RECEIVED BY

FEB 0 3 2014

Planning & Development

CASE NUMBER SUP2014-00018  
GCID 2014-0267

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>YES</u>

---

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 SAMUEL CORDOS for the proposed use of a FAMILY PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a state-licensed Family Personal Care Home providing residence and care for up to a maximum of eight elderly individuals (clients) residing in the home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Any new building(s) shall be of a traditional residential style, compatible with the homes in the surrounding area. Architectural elevations, building materials and colors shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a building permit.
4. Maintain a minimum 20-foot wide buffer along all exterior property lines, except for driveways and existing encroachments.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

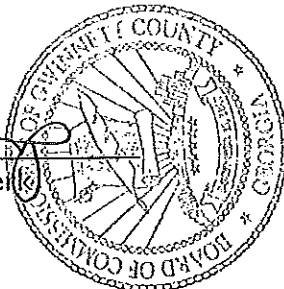


Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 126 of the 5th District, Gwinnett County, Georgia, being Tract 2, containing, 7.67 acres, more or less, according to a plat of survey for Fred A. Lacy prepared by L. Mercer Brown, Surveyor, dated August 26, 1980, which plat is incorporated herein by reference for a more complete description, and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin located at the intersection of the Easterly right of way of Lake Carlton Road (40-foot right of way) and the Southeasterly right of way of Midway Road (60-foot right of way); thence along said Easterly right of way of Lake Carlton Road, South 06 degrees 02 minutes 19 seconds East a distance of 51.38 feet to a point; thence continuing along said right of way, South 00 degrees 45 minutes 56 seconds West a distance of 91.41 feet to a point; thence continuing along said right of way in a generally Southerly and Southeasterly direction a distance of 197.62 feet along the arc of a curve having a radius of 325.32 feet to an iron pin and the true point of beginning; thence continuing along said right of way, South 31 degrees 37 minute 48 seconds East a distance of 331.15 feet to an iron pin; thence North 71 degrees 55 minutes 41 seconds East a distance of 1398.39 feet to the center line of a branch; thence North 06 degrees 54 minutes 38 seconds West a distance of 10.38 feet to an iron pin; thence North 83 degrees 11 minutes 48 seconds West a distance of 519.00 feet to a one-inch pipe found; thence North 39 degrees 36 minutes 49 seconds West a distance of 29.34 feet to an iron pin; thence South 75 degrees 43 minutes 32 seconds West a distance of 998.60 feet to an iron pin on the Northeasterly right of way of Lake Carlton Road and the true point of beginning.

Subject Property Address: 3410 Lake Carlton Road, Loganville, GA

Parcel ID: R5126 025

RECEIVED BY

FEB 06 2014

Planning & Development

SUP 14 0 1 8

CASE NUMBER RZC2014-00007  
GCID 2014-0265

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>YES</u>

---

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 & R-75 to C-2 by DAVIS MILL STATION, LLC for the proposed use of COMMERCIAL/RETAIL USES (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 APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from C-1 & 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, office and accessory uses. The following uses shall be prohibited:

- adult bookstores or entertainment
- contractors offices
- equipment rental
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores

B. Any exterior renovations or new construction 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). Final building elevations shall be subject to review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

A. Provide a minimum 40-foot wide natural undisturbed buffer adjacent to all residentially-zoned properties.

B. Any new ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base.

- C. 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 residential property.
- D. Billboards or oversized signs shall be prohibited.
- E. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- F. Outdoor storage shall be prohibited.
- G. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- H. Peddlers and/or parking lot sales shall be prohibited.
- I. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

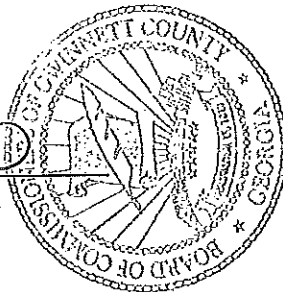
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 79 of the 5th District of Gwinnett County, Georgia, which tract is being more particularly described as follows:

COMMENCE at a point located at the southerly end of the mitered right-of-way between the northerly right-of-way line of U.S. Highway 29 & S.R. 8 (right-of-way varies) and the westerly right-of-way line of Sugarloak Parkway (Davis Mill Road) (right-of-way varies); running thence along the northerly right-of-way line of U.S. Highway 29 & State Route 8 and along the arc of a curve to the left (said curve having a radius of 1,200.00 feet and being subtended by a chord bearing South 64 degrees 29 minutes 45 seconds West and having a chord distance of 129.48 feet) an arc distance of 129.58 feet to an iron pin set, said point being the POINT OF BEGINNING; thence continuing along said northerly right-of-way line and along the arc of curve to the left (said curve having a radius of 1,200.00 feet and being subtended by a chord bearing South 48 degrees 22 minutes 50 seconds West and having a chord distance of 122.35 feet) an arc distance of 122.40 feet to an iron pin set; thence continuing along said northerly right-of-way line South 48 degrees 27 minutes 30 seconds West a distance of 184.69 feet to an iron pin found; thence leaving said northerly right-of-way line North 39 degrees 22 minutes 39 seconds West a distance of 200.43 feet to an iron pin found; thence South 44 degrees 39 minutes 39 seconds West a distance of 120.00 feet to a point; thence South 39 degrees 22 minutes 39 seconds East a distance of 29.78 feet to an iron pin found; thence South 44 degrees 39 minutes 28 seconds West a distance of 99.78 feet to an iron pin found; thence North 40 degrees 53 minutes 00 seconds West a distance of 808.06 feet to an iron pin found; thence North 49 degrees 05 minutes 12 seconds East a distance of 159.30 feet to an iron pin found; thence South 40 degrees 53 minutes 00 seconds East a distance of 225.00 feet to an iron pin set; thence North 64 degrees 27 minutes 58 seconds East a distance of 513.80 feet to an iron pin set on the westerly right-of-way line of Sugarloak Parkway (Davis Mill Road); thence along said westerly right-of-way line South 39 degrees 18 minutes 17 seconds East a distance of 498.95 feet to an iron pin set; thence leaving said westerly right-of-way line South 48 degrees 27 minutes 30 seconds West a distance of 148.49 feet to a point; thence South 44 degrees 32 minutes 30 seconds East a distance of 155.64 feet to an iron pin set on the northerly right-of-way line of U.S. Highway 29 & S.R. 8, said point being the POINT OF BEGINNING; as per Record Drawing of Davis Mill Station prepared for Barry F. O'Neill, Allstate Life Insurance Company and Chicago Title Insurance Company, prepared by G-B ENGINEERING, INC. dated March 31, 1995, last revised May 30, 1995.

TOGETHER WITH the easements and benefits created in that certain Declaration of Reciprocal Easements dated June 15, 1986, by Barry F. O'Neill, recorded in Deed Book 3707, Page 280, Gwinnett County, Georgia records; as amended by that certain First Amendment to Declaration of Reciprocal Easements dated August 1, 1988, recorded in Deed Book 5094, Page 125, aforesaid records; as amended by Second Amendment to Declaration of Reciprocal Easements dated August 31, 1988, recorded in Deed Book 5094, Page 132, aforesaid records,

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FEB 03 2014

Planning & Development

RZC 44 0 0 71



CASE NUMBER RZC2014-00008  
GCID 2014-0270

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>YES</u>

---

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 C-2 by ATL MOTORS, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL, 2014, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

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

A. Retail, service-commercial, office and accessory uses, which may include automobile sales as a special use. The following uses shall be prohibited:

- adult bookstores or entertainment
- recovered materials processing facilities
- smoke shops/novelty stores
- yard trimmings composting facilities

B. Any new building(s) shall be finished with architectural treatments of glass, brick and/or stacked stone (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. Portable office trailers shall be prohibited.

C. If the existing building is converted for business use, it shall be brought up to code, and shall be residential in appearance. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.

D. Outdoor sales, storage or display of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited. Servicing of vehicles outdoors shall be prohibited.

2. To satisfy the following site development considerations:

A. Provide a 75-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.

B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

- C. Ground signage shall be limited to a single monument type sign(s) with a minimum two-foot high brick or stacked stone base.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- 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, sign-walkers and sign-twirlers shall be prohibited.
- H. Peddlers shall be prohibited.
- I. Owner shall repair or repaint 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: 5/2/14

ATTEST:

Dickie Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northeasterly right-of-way of U.S. Highway 78/State Route 10 (right-of-way varies) and the southeasterly right-of-way of Hoke O'Kelly Mill Road (60 foot right-of-way), said point being the TRUE POINT OF BEGINNING;  
THENCE along said right-of-way of Hoke O'Kelly Mill Road North 13 degrees 01 minutes 09 seconds West for a distance of 22.47 feet to an iron pin set;  
THENCE continuing along said right-of-way North 45 degrees 34 minutes 52 seconds East for a distance of 132.75 feet to a point;  
THENCE continuing along said right-of-way along a curve to the right having a radius of 1879.86 feet, with an arc length of 303.82 feet, being subtended by chord bearing of North 50 degrees 12 minutes 40 seconds East for a chord distance of 303.49 feet to a 1/2 inch rebar found;  
THENCE leaving said right-of-way South 30 degrees 43 minutes 11 seconds East for a distance of 99.90 feet to a 5/8 inch rebar found;  
THENCE South 19 degrees 21 minutes 48 seconds West for a distance of 343.22 feet to an iron pin set on the aforesaid right-of-way of U.S. Highway 78/State Route 10;  
THENCE along said right-of-way North 68 degrees 51 minutes 01 seconds West for a distance of 278.99 feet to an iron pin set at the TRUE POINT OF BEGINNING.

Said property contains 1.763 acres.

RZC 14 0 0 8

RECEIVED BY

FEB 11 2014

Planning Department

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>YES</u>

---

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 ATL MOTORS, LLC for the proposed use of AUTOMOBILE SALES on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014 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 automobile sales as a special use. The following uses shall be prohibited:

- adult bookstores or entertainment
- recovered materials processing facilities
- smoke shops/novelty stores
- yard trimmings composting facilities

B. Any new building(s) shall be finished with architectural treatments of glass, brick and/or stacked stone (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. Portable office trailers shall be prohibited.

C. If the existing building is converted for business use, it shall be brought up to code, and shall be residential in appearance until such time. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.

D. Outdoor sales, storage or display of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited. Servicing of vehicles outdoors shall be prohibited.

2. To satisfy the following site development considerations:

A. Provide a 75-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.

B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

C. Ground signage shall be limited to a single monument type sign(s) with a minimum two-foot high brick or stacked stone base.

D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

- 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, sign-walkers and sign-twirlers shall be prohibited.
- H. Peddlers shall be prohibited.
- I. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairmah

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 130 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, being more particularly described as follows:

Beginning at an iron pin set at the intersection of the northeasterly right-of-way of U.S. Highway 78/State Route 10 (right-of-way varies) and the southeasterly right-of-way of Hoke O'Kelly Mill Road (60 foot right-of-way), said point being the TRUE POINT OF BEGINNING;  
THENCE along said right-of-way of Hoke O'Kelly Mill Road North 13 degrees 01 minutes 09 seconds West for a distance of 22.47 feet to an iron pin set;  
THENCE continuing along said right-of-way North 45 degrees 34 minutes 52 seconds East for a distance of 132.75 feet to a point;  
THENCE continuing along said right-of-way along a curve to the right having a radius of 1879.86 feet, with an arc length of 303.82 feet, being subtended by chord bearing of North 50 degrees 12 minutes 40 seconds East for a chord distance of 303.49 feet to a 1/2 inch rebar found;  
THENCE leaving said right-of-way South 30 degrees 43 minutes 11 seconds East for a distance of 99.90 feet to a 5/8 inch rebar found;  
THENCE South 19 degrees 21 minutes 48 seconds West for a distance of 343.22 feet to an iron pin set on the aforesaid right-of-way of U.S. Highway 78/State Route 10;  
THENCE along said right-of-way North 68 degrees 51 minutes 01 seconds West for a distance of 278.99 feet to an iron pin set at the TRUE POINT OF BEGINNING.

Said property contains 1.763 acres.

RZC 14 0 0 8  
SUP.14.020

RECEIVED BY

FEB 11 2014

Planning Department



CASE NUMBER RZR2014-00009  
GCID 2014-0268

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>YES</u>

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 R-100 MODIFIED by 4WS PROPERTIES, LLC for the proposed use of a SINGLE-FAMILY MODIFIED SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 MODIFIED is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family residential and accessory uses and structures, not to exceed 44 lots and developed in general accordance with the submitted site plan.
  - B. Homes shall be constructed primarily with brick or stacked stone on the front façades. The balance of each home may be the same or of fiber-cement shake or siding with a minimum 4-foot water table of brick or stacked stone.
  - C. The minimum heated floor area per dwelling shall be 2,400 square feet.
  - D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. All grassed areas on dwelling lots shall be sodded.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. The frontage shall include a landscaped entrance feature, a decorative fence and landscaping along the frontage of the lots along Mount Moriah Road. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.

- D. All utilities shall be placed underground.
- E. Provide a minimum 25-foot wide temporary buffer adjacent to homes on Boulderstone Way. Buffer shall terminate at approval of the final plat.
- F. No direct lot access shall be allowed to Mount Moriah Road. Maintain a 50-foot building setback from Mount Moriah Road.
- G. Lots adjacent to Grey Stone Parc (Boulderstone Way) shall be a minimum of 100 feet in width.

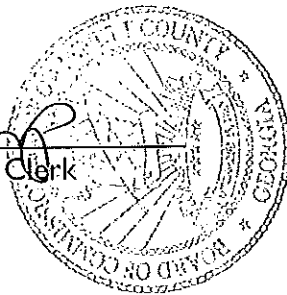
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## Legal Description

All that tract or parcel of land lying and being in Land Lot 3, 3<sup>rd</sup>. District and G.M.D. 1749 Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point in the centerline intersection of Highland Point Drive and Mount Moriah Road thence South 73°19'54" East, 43.12 feet to the POINT OF BEGINNING; thence North 69°47'35" East, 11.84 feet to an Iron Pin Found (1/2" rebar); thence North 69°47'35" East, 924.25 feet to an Iron Pin Found (1/2" rebar); thence South 75°55'01" East, 513.06 feet to an Iron Pin Found (1/2" rebar); thence South 03°14'21" East, 812.61 feet to an Iron Pin Found (1/2" rebar); thence North 66°18'08" West, 739.47 feet to an Iron Pin Found (3/4" rebar); thence South 11°40'46" West, 604.93 feet to an Iron Pin Found (1/2" rebar); thence South 11°40'46" West, 12.82 feet to an Iron Pin Found (1/2" rebar) on the Northerly right of way of Mount Moriah Road (60' R/W); thence along said right of way the following courses and distances 325.66 feet along a curve, said curve having a chord of North 38°58'11" West 325.66 feet and a radius of 14666.21 feet to a point; thence 290.66 feet along a curve, said curve having a chord of North 35°02'08" West 290.50 feet and a radius of 2518.36 feet to a point; thence 312.37 feet along a curve, said curve having a chord of North 30°29'20" West 312.34 feet and a radius of 7215.36 feet to a point; thence North 29°14'55" West, 183.81 feet to the POINT OF BEGINNING.

Said tract contains 22.116 acres.

RZR 14 0 0 9

RECEIVED BY

FEB 07 2014

Planning & Development

CASE NUMBER SUP2014-00019  
GCID 2014-0269

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.

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<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>YES</u>

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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 4WS PROPERTIES, LLC for the proposed use of a MODIFIED 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 Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 22, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of APRIL 2014 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 residential and accessory uses and structures, not to exceed 44 lots and developed in general accordance with the submitted site plan.
  - B. Homes shall be constructed primarily with brick or stacked stone on the front façades. The balance of each home may be the same or of fiber-cement shake or siding with a minimum 4-foot water table of brick or stacked stone.
  - C. The minimum heated floor area per dwelling shall be 2,400 square feet.
  - D. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. All grassed areas on dwelling lots shall be sodded.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. The frontage shall include a landscaped entrance feature, a decorative fence and landscaping along the frontage of the lots along Mount Moriah Road. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
  - D. All utilities shall be placed underground.
  - E. Provide a minimum 25-foot wide temporary buffer adjacent to homes on Boulderstone Way. Buffer shall terminate at approval of the final plat.

- F. No direct lot access shall be allowed to Mount Moriah Road. Maintain a 50-foot building setback from Mount Moriah Road.
- G. Lots adjacent to Grey Stone Parc (Boulderstone Way) shall be a minimum of 100 feet in width.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/2/14

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk

## Legal Description

All that tract or parcel of land lying and being in Land Lot 3, 3<sup>rd</sup>. District and G.M.D. 1749 Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point in the centerline intersection of Highland Point Drive and Mount Moriah Road thence South 73°19'54" East, 43.12 feet to the POINT OF BEGINNING; thence North 69°47'35" East, 11.84 feet to an Iron Pin Found (1/2" rebar); thence North 69°47'35" East, 924.25 feet to an Iron Pin Found (1/2" rebar); thence South 75°55'01" East, 513.06 feet to an Iron Pin Found (1/2" rebar); thence South 03°14'21" East, 812.61 feet to an Iron Pin Found (1/2" rebar); thence North 66°18'08" West, 739.47 feet to an Iron Pin Found (3/4" rebar); thence South 11°40'46" West, 604.93 feet to an Iron Pin Found (1/2" rebar); thence South 11°40'46" West, 12.82 feet to an Iron Pin Found (1/2" rebar) on the Northerly right of way of Mount Moriah Road (60' R/W); thence along said right of way the following courses and distances 325.66 feet along a curve, said curve having a chord of North 38°58'11" West 325.66 feet and a radius of 14666.21 feet to a point; thence 290.66 feet along a curve, said curve having a chord of North 35°02'08" West 290.50 feet and a radius of 2518.36 feet to a point; thence 312.37 feet along a curve, said curve having a chord of North 30°29'20" West 312.34 feet and a radius of 7215.36 feet to a point; thence North 29°14'55" West, 183.81 feet to the POINT OF BEGINNING.

Said tract contains 22.116 acres.

NR 14 0 0 9  
SUP 14.019  
RECEIVED BY

FEB 07 2014

Planning & Development



CASE NUMBER RZR2014-00001  
GCID 2014-0016

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>YES</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 & O-1 to R-ZT by FD COMMUNITIES, LLC for the proposed use of SINGLE-FAMILY SUBDIVISION (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 MARCH 25, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 1<sup>st</sup> day of APRIL 2014, that the aforesaid application to amend the Official Zoning Map from R-100 & O-1 to R-ZT is hereby **APPROVED AS R-75 MODIFIED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family residential and accessory uses and structures, to be generally consistent with the concept site plan dated January 29, 2014, and submitted at the Planning Commission Hearing on March 4, 2014.
  - B. Homes shall be constructed with front façade accents of brick or stacked stone, in general accordance with the elevations submitted on April 1, 2014, per review and approval by the Director of Planning and Development. The balance of the home may be the same or of cedar shake, stucco or fiber-cement siding. Stucco shall sit on a base of either brick or stacked stone. The first two homes on either side of the street at the development entrance shall also include a brick or stone water table.
  - C. The minimum heated floor area per dwelling shall be 2,400 square feet.
  - D. All homes shall have at least a double-car garage.
  - E. The subdivision shall be subject to a mandatory homeowner's association.
  - F. At least one-third of the homes shall include a basement.
2. To satisfy the following site development considerations:
  - A. All grassed areas on dwelling lots shall be sodded.

- B. The Five Forks-Trickum Road frontage shall include a landscaped entrance feature. Landscape, signage plans and sidewalk design shall be subject to review and approval of the Director of Planning and Development. This condition does not preclude the applicant's ability to file a Waiver pursuant to Gwinnett County ordinances.
- C. A street connection to Cedar Bluff Way is prohibited.
- D. The development shall include plantings of a combination of several evergreen species, for example, but not limited to, Cryptomeria, American Holly, Ligustrum, Magnolia and Cedar, to be planted in accordance with Gwinnett County ordinances and subject to review and approval of the Director of Planning and Development, along those lots that directly abut residential lots (in Cedar Creek Crossing), except those lots that are located adjacent to open space, stream or floodplain buffers.

GWINNETT COUNTY BOARD OF COMMISSIONERS

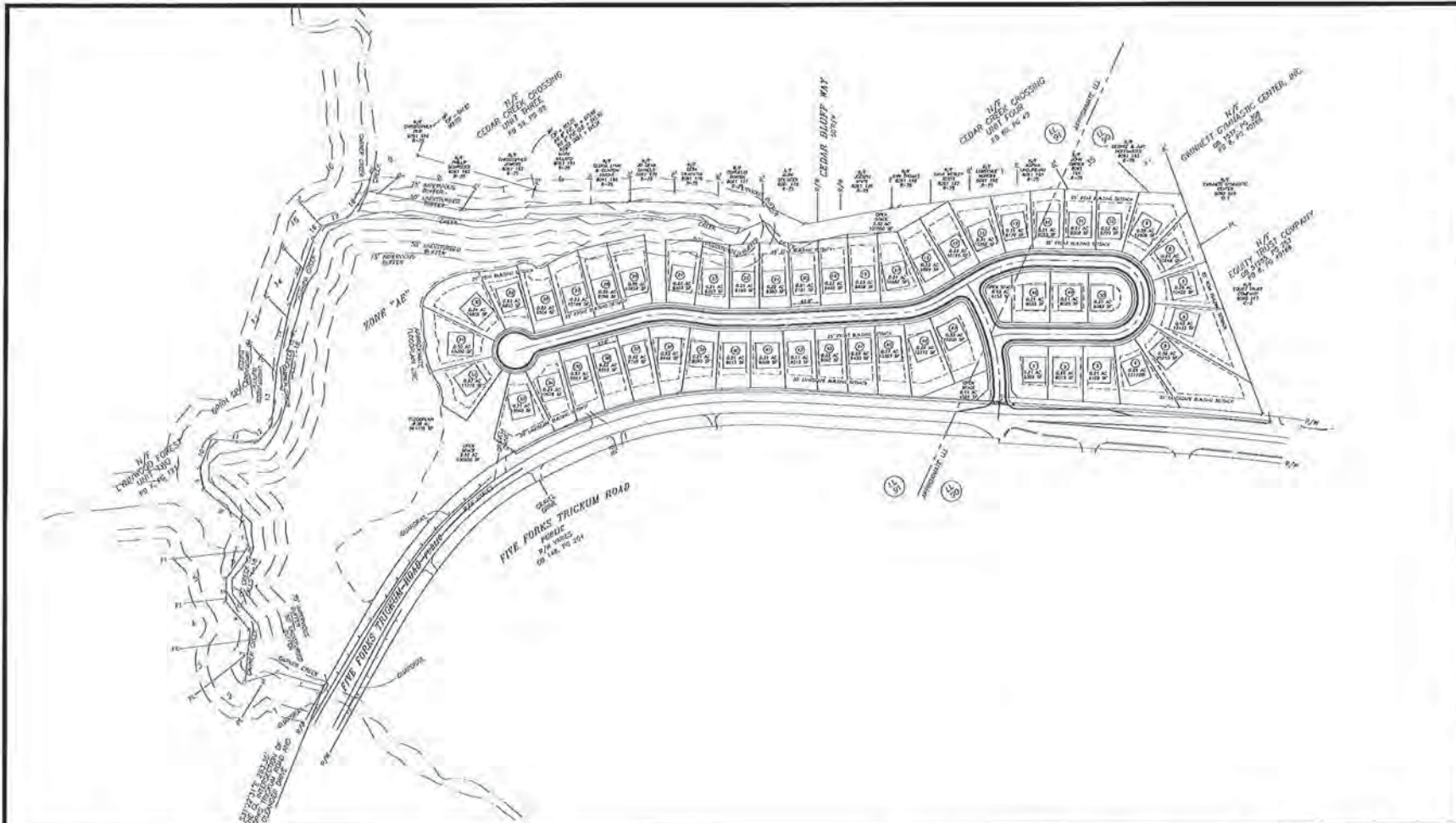
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: April 7, 2014

ATTEST:

Diave Kemp  
County Clerk/Deputy County Clerk





RECORDING SITE PLAN (R-75M)  
**FIVE FORKS TRICUM TRACT**  
 PARCELS 10  
 LAND LOT 30 AND 91  
 CITY OF RICHMOND  
 CONNECTICUT COUNTY, CONNECTICUT

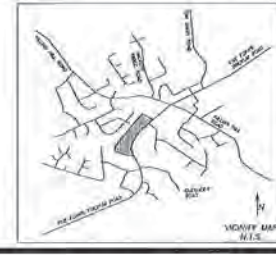
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SHEET	1
OF	1
DATE	1/27/14
BY	J. J. [unreadable]
CHECKED BY	[unreadable]
SCALE	AS SHOWN

**PROPERTY INFORMATION:**  
 ACREAGE: 25.589 AC.  
 CURRENT ZONING: D-1 AND R-100  
 PROPOSED ZONING: R-75M  
 PROPOSED LOTS: 50  
 APPROXIMATE FLOODPLAIN: 8.36 ACRES  
 NET ACREAGE: 17,223 AC  
 MAXIMUM DENSITY: 3 UNITS PER ACRE  
 PROPOSED GROSS DENSITY: 1.86 UNITS PER ACRE  
 PROPOSED NET DENSITY: 2.91 UNITS PER ACRE  
 MINIMUM LOT SIZE: 9,000 SF  
 MINIMUM LOT WIDTH: 55'  
 MINIMUM FRONT YARD: 25'  
 MINIMUM SIDE YARD: 1 - 5', 2 - 15'  
 MINIMUM REAR YARD: 25'  
 LANDSCAPE BUILDING SETBACK: 30' (WITH BERM AND LANDSCAPING)  
 APPROXIMATE PROPOSED OPEN SPACE: 2.52 AC. (NOT INCLUDING FLOODPLAIN)

**TYPICAL LOT & HOUSE LAYOUT**  
 MINIMUM LOT AREA: 9,000 SF (20' x 450')  
 MINIMUM FRONT YARD: 25'  
 MINIMUM SIDE YARD: 1 - 5', 2 - 15'  
 MINIMUM REAR YARD: 25'  
 LANDSCAPE BUILDING SETBACK: 30' (WITH BERM AND LANDSCAPING)  
 APPROXIMATE PROPOSED OPEN SPACE: 2.52 AC. (NOT INCLUDING FLOODPLAIN)





Submitted 4-1-2014



Submitted 4-1-2014

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 90 and 91, of the 6th District, of Gwinnett County, Georgia, being 25.583 Acres, more or less, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING commence at the intersection of the common corner of Land Lots 90, 91, 102 and 103, of said District and County; running thence South 33 degrees 56 minutes 06 seconds East, along the common Land Lot line between Land Lots 90 and 91, of said District and County, a distance of 332.65 feet, to a point; running thence, and leaving said Land Lot line, South 78 degrees 23 minutes 11 seconds East, a distance of 351.26 feet, to a point and being the TRUE POINT OF BEGINNING.

COMMENCING THENCE FROM SAID TRUE POINT OF BEGINNING as thus established and running thence South 78 degrees 23 minutes 34 seconds East, a distance of 513.57 feet, to a point located on the Northwesterly right-of-way line of Five Forks-Trickum Road; running thence Southwesterly, Southerly and Southeasterly, along the Northwesterly, Westerly and Southwesterly right-of-way line of Five Forks-Trickum Road and following the curvature thereof the following courses and distances: running thence Southwesterly, an arc distance of 242.89 feet (said arc being subtended by a chord bearing of South 37 degrees 28 minutes 53 seconds West, a chord distance of 242.85 feet), to a point; running thence South 35 degrees 41 minutes 00 seconds West, a distance of 363.14 feet, to a point; running thence South 54 degrees 19 minutes 00 seconds East, a distance of 10.00 feet, to a point; running thence South 35 degrees 41 minutes 00 seconds West, a distance of 455.92 feet, to a point; running thence Southwesterly, an arc distance of 496.30 feet (said arc being subtended by a chord bearing of South 21 degrees 53 minutes 08 seconds West, a chord distance of 491.52 feet), to a point; running thence Southerly, an arc distance of 398.69 feet (said arc being subtended by a chord bearing of South 05 degrees 43 minutes 57 seconds East, a chord distance of 394.83 feet), to a point; running thence Southeasterly, an arc distance of 167.06 feet (said arc being subtended by a chord bearing of South 23 degrees 29 minutes 55 seconds East, a chord distance of 166.93 feet), to a point; running thence South 27 degrees 26 minutes 42 seconds East, a distance of 200.35 feet, to a point. Running thence, and leaving said right-of-way line of Five Forks-Trickum Road, Southwesterly, Westerly, Northwesterly, Westerly, Northwesterly, Northerly, Northeasterly, Northerly, Northwesterly, Northerly and Northwesterly, along the centerline of a branch and following the meanderings thereof, located at and along the Northeasterly boundary line side of Lynnwood Forest Subdivision, and traversing following courses and distances: running thence South 66 degrees 17 minutes 10 seconds West, a distance of 72.79 feet, to a point; running thence South 89 degrees 05 minutes 26 seconds West, a distance of 165.96 feet, to a point; running thence North 58 degrees 35 minutes 37 seconds West, a distance of 208.56 feet, to a point; running thence North 77 degrees 27 minutes 47 seconds West, a distance of 136.65 feet, to a point; running thence North 02 degrees 01 minutes 06 seconds West, a distance of 158.47 feet, to a point; running thence North 51 degrees 38 minutes 55 seconds West, a distance of 209.94 feet, to a point; running thence North 28 degrees 21 minutes 02 seconds West, a distance of 206.95 feet, to a point; running thence North 14 degrees 16 minutes 56 seconds West, a distance of 103.14 feet, to a point. Running thence, and leaving said branch/stream, North 44 degrees 04 minutes 04 seconds East, a distance of 213.93 feet, to a point; running thence North 29 degrees 37 minutes 23 seconds East, a distance of 388.67 feet, to a point; running thence North 34 degrees 34 minutes 35 seconds East, a distance of 271.94 feet, to a point; running thence North 57 degrees 10 minutes 07 seconds East, a distance of 94.27 feet, to a point; running thence North 19 degrees 48 minutes 11 seconds East, a distance of 208.59 feet, to a point; running thence North 27 degrees 08 minutes 22 seconds East, a distance of 334.02 feet, to a point; running thence North 34 degrees 45 minutes 42 seconds East, a distance of 281.54 feet, to a point and being the TRUE POINT OF BEGINNING.

NOV 01 2013

RZR '14 00 1

Planning & Development