

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

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 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 YOUNG HO PARK for the proposed use of a POOL OR BILLARDS HALL 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 JUNE 24, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24<sup>th</sup> day of JUNE 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

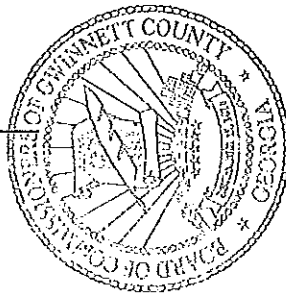
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 30, 2014

ATTEST:

Diane King  
County Clerk/Deputy County Clerk



BK 4 2 4 4 7 PG 0 0 5 8

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 232 of the 6<sup>th</sup> Land District, Gwinnett County, Georgia containing 7.702 acres according to a survey for Thomas W. Wheeler, Jr., Colonial Bank, and Chicago Title Insurance Company, prepared by Development Consultants Group, dated April 7, 2004 and being more particularly described as follows.

To find the TRUE PLACE OR POINT OF BEGINNING, begin at a point located at the intersection of the easterly right of way line of Satellite Boulevard (100' R/W) with the southerly right of way line of Merchants Way (88' R/W); run thence along the aforesaid right of way line of Merchants Way South 77 degrees 00 minutes 00 seconds East a distance of 200.00 feet to a point marked by a one half inch rebar found, said point being the TRUE PLACE OR POINT OF BEGINNING.

From the TRUE PLACE OR POINT OF BEGINNING, as thus established, continuing along the aforesaid right of way line, run thence South 77 degrees 00 minutes 00 seconds East a distance of 110.00 feet to a point marked by a one half inch rebar found; leaving the aforesaid right of way line, run thence South 13 degrees 00 minutes 00 seconds West a distance of 38.00 feet to a point marked by a one half inch rebar found; run thence South 29 degrees 46 minutes 39 seconds East a distance of 311.40 feet to a point marked by a one half inch rebar found; run thence North 60 degrees 13 minutes 21 seconds East a distance of 106.15 feet to a point marked by a one half inch rebar found; run thence along the arc of a curve a distance of 202.68 feet to a point marked by a one half inch rebar found, said arc having a radius of 739.47 feet and being subtended by a chord bearing and distance of South 15 degrees 20 minutes 52 seconds East 202.05 feet; run thence South 23 degrees 11 minutes 56 seconds East a distance of 117.80 feet to a point marked by an iron pin found; run thence South 60 degrees 13 minutes 21 seconds West a distance of 217.53 feet to a point marked by a one half inch rebar found; run thence South 29 degrees 46 minutes 39 seconds East a distance of 204.00 feet to a point marked by an iron pin found, said point being located on the northwesterly right of way line of Mall Boulevard (88' R/W); run thence along the aforesaid right of way line South 60 degrees 13 minutes 21 seconds West a distance of 192.64 feet to a point marked by an iron pin found; run thence along the arc of a curve a distance of 101.35 feet to a point, said arc having a radius of 616.67 feet and being subtended by a chord bearing and distance of South 55 degrees 30 minutes 58 seconds West 101.24 feet; leaving the aforesaid right of way line, run thence North 29 degrees 46 minutes 39 seconds West a distance of 527.05 feet to a point marked by a one half inch rebar found; run thence North 15 degrees 21 minutes 12 seconds East a distance of 583.91 feet to a point marked by a one half inch rebar found located on the southerly right of way line of Merchants Way, said point being the TRUE PLACE OR POINT OF BEGINNING.

~~TOGETHER WITH:~~

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JAN 28 2014

Planned Development

SUP 14 0 1 6

CASE NUMBER SUP2014-00024  
GCID 2014-0357

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 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 ERIKA BODZY - CANAM SIGNS & IMAGING for the proposed use of an OVERSIZED SIGN 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 27, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24<sup>th</sup> day of JUNE 2014 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 30, 2014

ATTEST:

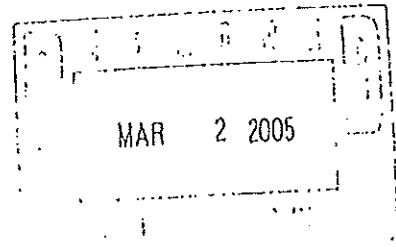
Diane Kemp  
County Clerk/Deputy County Clerk



Land Description

All that tract or parcel of land lying in Land Lots 153 and 157 of the 7<sup>th</sup> District, Gwinnett County, Georgia, also known as Lot 4, Block "A", Northbrook Phase III, and being more particularly described as follows.

BEGINNING at a concrete monument found at a point on the southwestern corner of the right-of-way (R/W) of Interstate 85 (300' R/W); thence following said R/W in a northeasterly direction along a curve to the right, an arc length of 1,078.34 feet, with a radius of 5,579.58 feet, a chord bearing of North 37 degrees 21 minutes 25 seconds East and a chord distance of 1,076.67 feet to a point; said point also on the southeasterly R/W of Interstate 85 (300' R/W), thence departing said R/W in a southeasterly direction South 61 degrees 21 minutes 31 seconds East a distance of 973.21 feet to a point on the northwestern R/W of Northbrook Parkway (100' R/W), thence along said R/W in a southwesterly direction, along a curve to the right an arc length of 460.40 feet with a radius of 795.59 feet; thence continuing along said R/W South 61 degrees 47 minutes 52 seconds West a distance of 277.91 feet, thence continuing along said R/W along a curve to the left an arc length of 466.09 feet with a radius of 983.01 feet, to a point on the R/W of Northbrook Parkway (100' R/W), thence departing said R/W North 58 degrees 12 minutes 08 seconds West a distance of 701.20 feet to the point of beginning which is a point on the R/W of Interstate 85. Said parcel comprising 21.603 acres.



SUP 05 0 3 2

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Planning & Development

070714 003

SUP2014-00024

CASE NUMBER CIC2014-00003  
GCID 2014-0356

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. 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 M-1 to M-1 by ERIKA BODZY - CANAM SIGNS & IMAGING for a CHANGE IN CONDITIONS OF ZONING TO REMOVE OVERSIZED SIGN RESTRICTION 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 27, 2014 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24<sup>th</sup> day of JUNE 2014, that the aforesaid application to amend the Official Zoning Map from M-1 to M-1 (CHANGE IN CONDITIONS) is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 30, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





CASE NUMBER RZR2014-00010  
GCID 2014-0273

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 R-100 to R-60 by HOME SOUTH COMMUNITIES, LLC for the proposed use of SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 24, 2014 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24<sup>th</sup> day of JUNE 2014, that the aforesaid application to amend the Official Zoning Map from R-100 to R-60 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.
  - B. Homes shall be constructed primarily of brick or stacked stone on three sides. The balance shall be the same or fiber-cement siding or shake. Gable areas may be accented with concrete siding, shake or board and batten.
  - C. The minimum heated floor area per dwelling unit shall be 3,500 square feet for all homes.
  - D. All dwellings shall have at least a double-car garage, which shall be side entry. An optional third garage may face the street.
  - E. Homes constructed shall be substantially the same as the elevations and floor plans for "The Avondale," "The Brentwood," "The Ashmore," "The Brookwood" and "The Jacobs" plans which have been submitted by the Applicant to the Department of Planning and Development.
2. To satisfy the following site development considerations:
  - A. Provide a 25-foot enhanced landscape buffer to be reviewed and approved by the Director of Planning and Development adjacent to all exterior property lines.
  - B. No direct lot access allowed to Moore Road.
  - C. The Moore Road frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, a decorative fence and landscaping along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
  - D. All grassed areas on dwelling lots shall be sodded.
  - E. Underground utilities shall be provided throughout the development.

- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. The property shall be developed in substantial accordance with the Rezoning Exhibit for Moore Road Tract prepared by Precision Planning, Inc. dated May 12, 2014, as submitted by the Applicant to the Department of Planning and Development, showing 16 lots. All lots will have a minimum square footage of 10,500 square feet.
- H. The property shall have a detention facility designed according to standards of Gwinnett County and the State of Georgia, but not less than the minimum standards for a 50-year storm event calculated in accordance with the Georgia Storm Water Manual.
- I. If approved by the Director of Planning and Development, the outlet for the proposed detention pond shall drain to the existing system and easement to the northwest corner of the property in order to help with easing the drainage issues downstream from the site.
- J. The Applicant and the Ascot Property Owners Association, Inc. will, subject to the approval of the Ascot Board and a majority of the Ascot homeowners, on or before December 15, 2014, enter into an Easement and Use Agreement.
- K. In the event, and only in the event, the Easement and Use Agreement referenced in Condition 2.J. above is not approved by the Ascot Board and the requisite majority of the Ascot homeowners on or before December 15, 2014, then Condition 2.J. shall be deleted in its entirety, and in lieu thereof the Applicant shall: a) construct a 6-foot privacy fence along the exterior property lines of the subject property; and, b) there shall be no access or tie-in from the subject property to Hounslow Way in the Ascot subdivision.

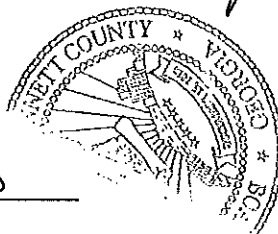
## GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: June 30, 2014

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All the tract or parcel of land lying and being in Land Lots 287 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Commencement, commence at a point at the Intersection of the Northerly Right-of-Way of Moore Road (apparent 60' right-of-way) and the common Land Lot Line of Land Lots 286 and 287; said point being THE POINT OF BEGINNING.

THENCE from said point as thus established and leaving said Right-of-Way, North 31 degrees 36 minutes 14 seconds West for a distance of 514.43 feet to a Point; THENCE North 58 degrees 23 minutes 46 seconds East for a distance of 496.59 feet to a Point; THENCE South 48 degrees 32 minutes 57 seconds East for a distance of 486.59 feet to a Point along the Northerly Right-of-Way of Moore Road (apparent 60' right-of-way); THENCE leaving said Point and continuing along said Right-of-Way for the next three (3) calls and distances, along a curve to the right having a radius of 924.93 feet and an arc length of 348.09 feet and being subtended by a chord of South 46 degrees 55 minutes 58 seconds West for a distance of 346.04 feet to a Point; THENCE along a curve to the right having a radius of 924.93 feet and an arc length of 83.84 feet and being subtended by a chord of South 60 degrees 18 minutes 39 seconds West for a distance of 83.81 feet to a Point; THENCE South 62 degrees 54 minutes 27 seconds West for a distance of 216.16 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 6.83 +/- acres.

RZR 14010

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FEB 11 2014

Planning & Development