

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in February 2015

CASE NUMBER CIC2015-00001
GCID 2015-0067

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 C-2 to C-2 (CHANGE IN CONDITIONS) by CRONOS DEVELOPMENT, LLC for a CHANGE IN CONDITIONS OF ZONING TO REMOVE PITCHED ROOF REQUIREMENT AND REDUCE/DELETE LANDSCAPED STRIPS 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of FEBRUARY 2015, 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:

1. To restrict the use of the property as follows:
 - A. Retail and service uses, and accessory uses.
 - B. Buildings shall be finished with architectural treatments of glass and/or brick or stacked stone. Building design shall be subject to review and approval of the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a 5-foot wide landscaped strip adjacent to residentially-zoned property.
 - B. Provide a 5-foot wide landscaped strip outside the right-of-way of Braselton Highway.
 - C. Dumpsters shall be screened by a brick wall with an opaque gate enclosure, at least six feet in height. Dumpster pickup shall be limited to between the hours of 7:00 a.m. and 7:00 p.m.
 - D. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

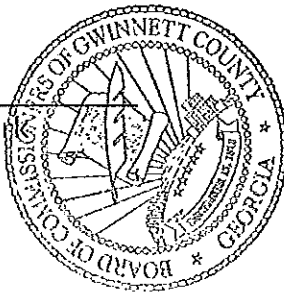
- E. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. No tents, canopies, temporary banners, streamers or 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. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

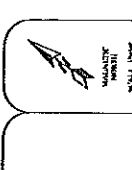
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/9/15

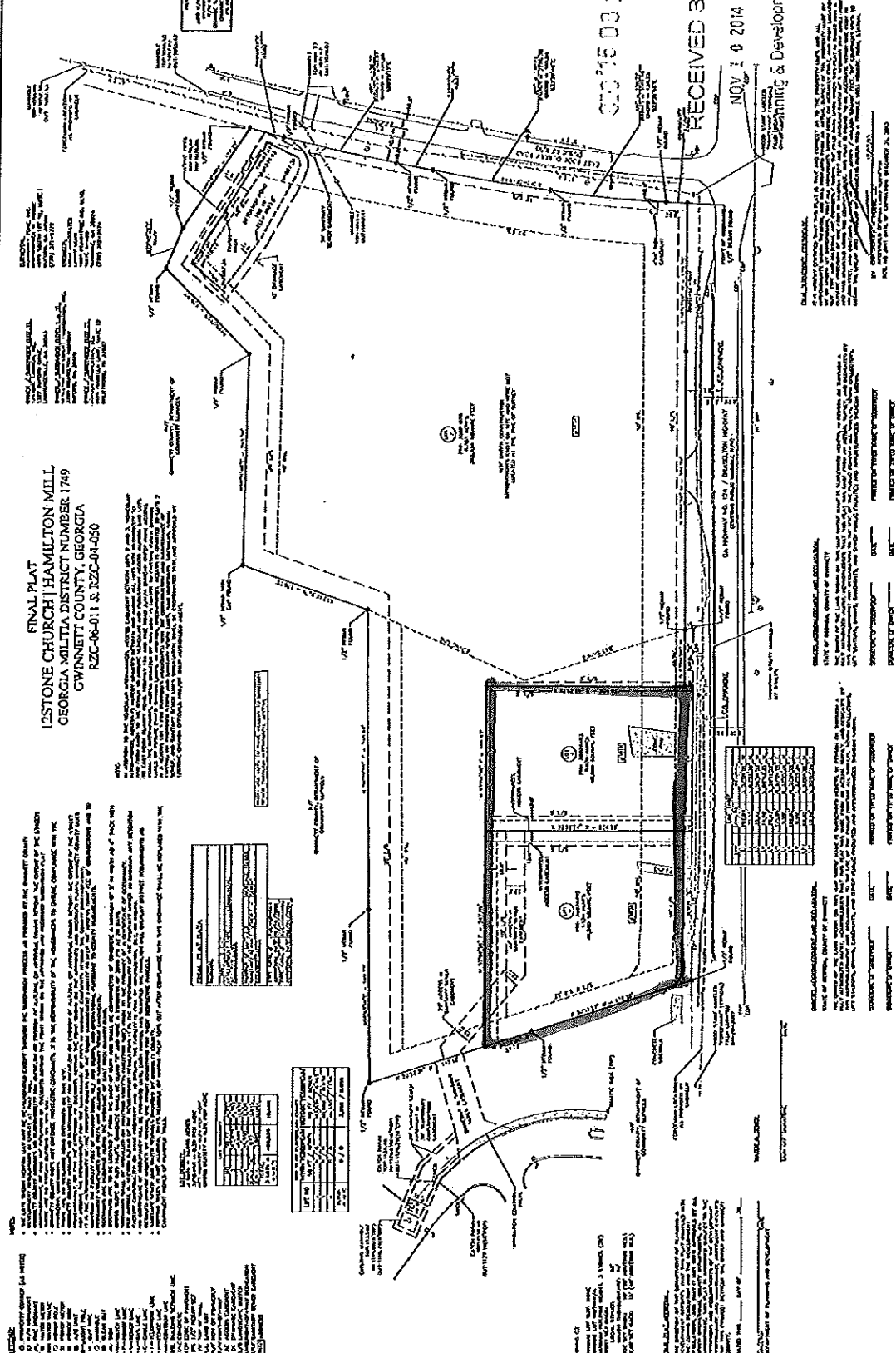
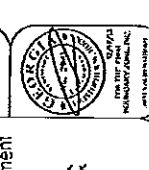
ATTEST:
Diane Kemp
County Clerk/Deputy County Clerk





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12STONE CHURCH | HAMILTON MILL, PREPARED FOR LEON AND ASSOCIATES, INC.
 GEORGIA MILITIA DISTRICT NUMBER 1749
 GWINNETT COUNTY, GEORGIA - 02/13/12



LEGEND
 1. PROPERTY OWNED BY THE STATE OF GEORGIA
 2. PROPERTY OWNED BY THE COUNTY OF GWINNETT
 3. PROPERTY OWNED BY THE DISTRICT OF MILITIA
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FINAL PLAN
12STONE CHURCH | HAMILTON MILL
GEORGIA MILITIA DISTRICT NUMBER 1749
GWINNETT COUNTY, GEORGIA
RZC-06-011 & RZC-04-450

RECEIVED BY
 NOV 10 2014
 COMMUNITY & Development

12STONE CHURCH | HAMILTON MILL, PREPARED FOR LEON AND ASSOCIATES, INC.
 GEORGIA MILITIA DISTRICT NUMBER 1749
 GWINNETT COUNTY, GEORGIA - 02/13/12

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 COMMUNITY & Development

BOUNDARY Zone, Inc.
 WWW.BOUNDARYZONE.COM
 (770) 271-3772 / (678) 363-0225

BOUNDARY Zone, Inc. is a professional boundary surveying and mapping firm. We provide accurate and reliable boundary surveys for residential, commercial, and industrial properties. Our surveys are performed in accordance with the Georgia Professional Surveyors Board's standards and regulations. We are committed to providing excellent customer service and timely delivery of our surveys.

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 COMMUNITY & Development

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in GMD 1749, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at 1/2" rebar marking the intersection of the westerly right-of-way line of East Rock Quarry Road and the northerly right-of-way line of Georgia Highway 124 (variable right-of-way); thence along said northerly right-of-way line the following courses and distances: S 56°57'10" W, a distance of 170.75 feet, to a point; thence S 56°55'36" W, a distance of 321.74 feet, to a 1/2" rebar; thence S 50°07'24" E, a distance of 10.46 feet, to a 1/2" rebar; thence S 57°04'01" W, a distance of 235.78 feet, to the POINT OF BEGINNING; thence continue along said northerly right-of-way line, S 57°04'01" W, a distance of 171.89 feet, to a 1/2" rebar; thence depart said northerly right-of-way line and run along the easterly right-of-way line of a tract or parcel of land now or formerly owned by Gwinnett County Department of Community Services, N 50°11'27" W, a distance of 198.73 feet, to a 1/2" rebar; thence continue along said easterly line, N 50°02'31" W, a distance of 57.79 feet, to a point; thence depart said easterly line, N 57°04'36" E, a distance of 247.89 feet, to a point; thence S 32°55'24" E, a distance of 244.97 feet, to the POINT OF BEGINNING.

Said tract or parcel of land containing 1.181 acres (51,436 square feet) more or less and being Lot 4 as shown on that certain plat of survey for LBG&M and Associates, Inc. dated February 20, 2012, revised May 2, 2012, and recorded on May 18, 2012, in Plat Book 129 at page 10, Gwinnett County, Georgia, records.

LESS AND EXCEPT

All that tract or parcel of land lying and being in GMD 1749, Gwinnett County, Georgia, and being more particularly described as follows:

Commencing at a 1/2" rebar marking the intersection of the westerly right-of-way line of East Rock Quarry Road (60' R/W) and the northerly right-of-way line of Georgia Highway number 124 (variable R/W); thence along said northerly right-of-way line, S 56°57'10" W, a distance of 170.75 feet, to a 1/2" rebar; thence continue along said northerly right-of-way line, S 56°55'36" W, a distance of 321.74 feet to a 1/2" rebar; thence continue along said northerly right-of-way line S 50°07'24" E a distance of 10.46 feet to a 1/2" rebar; thence continue along said northerly right-of-way line S 57°04'01" W a distance of 68.85 feet to a point; thence continue along said northerly right-of-way line S 57°04'01" W a distance of 166.93 feet to the POINT OF BEGINNING of the herein described right-of-way dedication; thence continue along said northerly right-of-way line S 57°04'01" W a distance of 171.89 feet to a point; thence depart said northerly right-of-way line N 50°11'27" W a distance of 20.47 feet to a point; thence N 88°42'25" E a distance of 14.40 feet to a point; thence N 56°56'53" E a distance of 35.42 feet

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to a point; thence N 62°21'30" E a distance of 22.55 feet to a point; thence N 57°04'01" E a distance of 107.84 feet to a point; thence S 32°55'24" E a distance of 9.99 feet to the POINT OF BEGINNING.

Said tract or parcel of land containing 0.044 acres (1,885 square feet) more or less and being the same tract or parcel of land conveyed by Wesleyan Foundation to the Department of Transportation by that certain Right-of-Way Deed dated May 3, 2013, recorded in Deed Book 52206 at page 891, aforesaid records.

Total area of Lot 4 after right-of-way dedication: 1.137 acres (49,551 square feet) more or less.

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EXHIBIT "B"

**Jorola Property
Legal Description**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN GMD 1749, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT 1/2" REBAR MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF EAST ROCK QUARRY ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 124 (VARIABLE RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: S 56°57'10" W, A DISTANCE OF 170.75 FEET, TO A POINT; THENCE S 56°55'36" W, A DISTANCE OF 321.74 FEET, TO A 1/2" REBAR; THENCE S 50°07'25" E, A DISTANCE OF 10.46 FEET, TO A 1/2" REBAR; THENCE S 57°04'01" W, A DISTANCE OF 68.85 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, S 57°04'01" W, A DISTANCE OF 166.93 FEET, TO A POINT; THENCE DEPART SAID NORTHERLY RIGHT-OF-WAY LINE, N 32°55'24" W, A DISTANCE OF 244.97 FEET, TO A POINT; THENCE N 57°04'36" E, A DISTANCE OF 166.93 FEET, TO A POINT; THENCE S 32°55'24" E, A DISTANCE OF 244.94 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 0.939 ACRES (40,889 SQUARE FEET) MORE OR LESS.

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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 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 LISA REEVES for the proposed use of OUTDOOR STORAGE AND DISPLAY 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24th day of FEBRUARY 2015 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial and accessory uses, which may include outdoor storage (or display) of the existing Eiffel Tower model only, which shall remain lit with white static lights only, with no strobe effect. All other outdoor storage (or display) items, lit or otherwise, shall be removed by the Applicant within 30 days of the Board of Commissioners decision.
2. Any exterior architectural modifications to the existing building or site shall be subject to review and approval by the Director of Planning and Development.
3. 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.
4. Peddlers and/or parking lot sales shall be prohibited.
5. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
6. The Special Use Permit shall be valid for a one-year period, at which time the approved outdoor display shall be removed, or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

Deann Kemp
County Clerk/Deputy County Clerk



Date Signed: 3/9/15

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 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-2 to C-3 by CORMAN-CARTER, LLC for the proposed use of AUTOMOBILE SALES, SERVICE & BODY REPAIR 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of FEBRUARY 2015, that the aforesaid application to amend the Official Zoning Map from M-2 to C-3 is hereby **APPROVED AS C-2 WITH A SPECIAL USE PERMIT** 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, service and body repair as special uses. The following uses shall be prohibited:

- adult bookstores or entertainment
- extended stay hotels or motels
- recovered materials processing facilities
- smoke shops/novelty stores
- tattoo parlors
- taxidermists
- 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. 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. New ground signage shall be limited to monument type sign, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

- B. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- C. Outdoor loudspeakers shall be prohibited.
- D. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- E. 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.
- F. Peddlers shall be prohibited.
- G. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

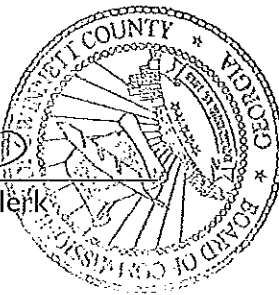
GWINNETT COUNTY BOARD OF COMMISSIONERS

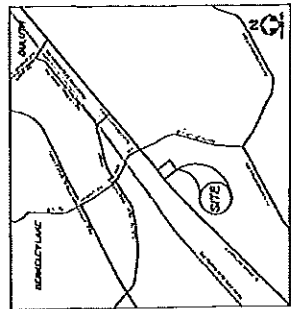
By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/9/15

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



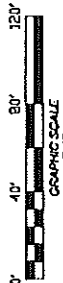


LOCATION MAP
AT 80% SCALE

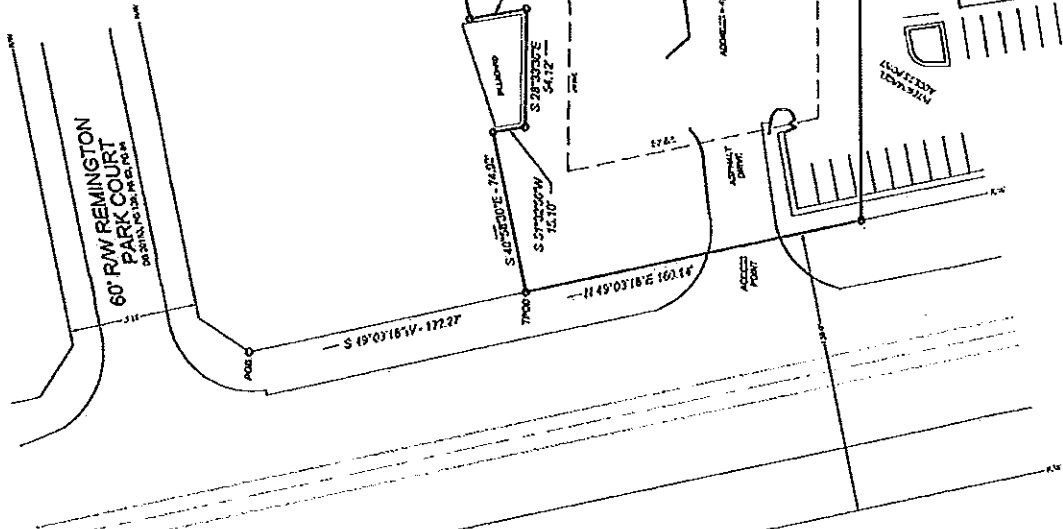
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LOT # 5
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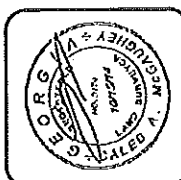


- NOTES:
1. This map is to be used in conjunction with the plat and the survey.
 2. The survey is based on the plat and the survey.
 3. The survey is based on the plat and the survey.



SHEET 1 OF 1

GA LAND SURVEYOR, LLC
GA LAND SURVEYOR
 404-384-9577
 1070 SACKETTS DR.
 LAWRENCEVILLE, GA 30040
 EMAIL: cam@galandsurveyor.com



ZONING LINE EXHIBIT FOR:
ROBERT SLACK
 A PORTION OF LOT 5 OF THE ROBERT BRESSETT SLACK PROPERTY
 4208 BUFORD HIGHWAY
 LAND LOT 259, 6th DISTRICT, CHANNETT COUNTY, GEORGIA
 TAX PARCEL NO. 0290 002A

DATE	SCALE	DESCRIPTION	DATE
10/15/14	AS SHOWN	7"=100'	10/15/14
AGREED: 1,200' (RECORDS, P. 1)			
LAND LOTS: 259			
DISTRICT: 6th			
CITY: CHANNETT			
COUNTY: CHANNETT			
STATE: GEORGIA			
SURVEYED BY: CAM			
DRAWN BY: CAM			
APPROVED BY: CAM			
PROJECT NO: 11-270-Survey Line Exhibit P1			

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Legal Description

All that tract or parcel of land containing 1.4243 Acres (62,043 square feet) lying and being in Land Lot 258 of the 6th District of Gwinnett County Georgia, and being more particularly described as follows:

BEGINNING at a point located on the southwestern end of the mitered intersection of the southerly right-of-way of Remington Park Court (having a 60 foot right-of-way) and the southeastern right-of-way of U.S. Highway 23/Ga. State Highway 13, also known as Buford Highway (having a 130 foot right-of-way); thence proceed along the southeastern right-of-way of U.S. Highway 23/Ga. State Highway 13 SOUTH 49 DEGREES 03 MINUTES 18 SECONDS WEST a distance of 132.27 feet to a point being the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING as thus established and departing said right-of-way of U.S. Highway 23/Ga. State Highway 13 SOUTH 40 DEGREES 58 MINUTES 30 SECONDS EAST a distance of 74.92 feet to a point;
thence SOUTH 51 DEGREES 32 MINUTES 56 SECONDS WEST a distance of 15.10 feet to a point;
thence SOUTH 28 DEGREES 33 MINUTES 36 SECONDS EAST a distance of 54.12 feet to a point;
thence NORTH 51 DEGREES 43 MINUTES 04 SECONDS EAST a distance of 26.75 feet to a point;
thence SOUTH 40 DEGREES 58 MINUTES 30 SECONDS EAST a distance of 206.47 feet to a point;
thence SOUTH 52 DEGREES 58 MINUTES 51 SECONDS WEST a distance of 225.02 feet to a point;
thence NORTH 29 DEGREES 35 MINUTES 04 SECONDS WEST a distance of 325.82 feet to a point located on the southeastern right-of-way of U.S. Highway 23/Ga State Highway 13;
thence proceed along the southeastern right-of-way of U.S. Highway 23/Ga. State Highway 13 NORTH 49 DEGREES 03 MINUTES 18 SECONDS EAST a distance of 160.14 feet to a point, which point marks the TRUE POINT OF BEGINNING.

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NOV 03 2014

Planning & Development

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 C-2 to M-1 by TAYLOR & MATHIS PROPERTIES IV, LLC for the proposed use of OFFICE/ WAREHOUSE 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of FEBRUARY 2015, that the aforesaid application to amend the Official Zoning Map from C-2 to M-1 is hereby **APPROVED** with the following enumerated conditions:

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

- A. Office, office/warehouse/distribution, light manufacturing and accessory uses. The following uses shall be prohibited:
 - Aircraft landing pads
 - Recovered materials processing facilities
 - Truck terminals
 - Wood chipping and shredding
 - Yard trimmings composting facilities
- B. The development shall be in general accordance with the submitted site plan. Variations from the plan shall be subject to review and approval by the Director of Planning and Development.
- C. Buildings shall be constructed using architecturally-designed site-cast concrete tilt panels with treatments of glass storefront, and finished with a textured paint system, similar to the rendering shown at the February 3, 2015 Planning Commission meeting. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.
- D. Outdoor storage of equipment or materials shall be prohibited.
- E. Applicant shall include notification to potential tenants/buyers: "Please note Old Peachtree Road prohibits commercial truck traffic between Horizon Drive and S.R. 20/Buford Drive."

2. To satisfy the following site development considerations:
 - A. Along the eastern property line the buffer shall be 50-feet in width, and where sparsely vegetated the buffer shall be enhanced with a double staggered row of evergreens planted eight feet on-center. Trees shall be a minimum of six feet in height at the time of planting. Along the southern property line the buffer shall be reduced to 40-feet between the Georgia Power Company easement and the exterior property line. The buffer along the southern property line, beginning at the southwestern property line and extending northeast approximately 350 feet to a point located to the north of the proposed parking lot within the Georgia Power Company easement, shall be enhanced by installing a berm, 6-feet in height with a 3:1 slope. In this area, the buffer and berm shall be planted with two staggered rows of Leyland Cypress, or other species or combinations of species of densely vegetated trees, planted eight feet on-center, and a minimum of 6 feet in height at the time of planting. The remainder of the buffer along the southern property line where sparsely vegetated, shall be enhanced with a double staggered row of evergreens planted eight feet on-center. Said trees shall be 6-feet in height at the time of planting.
 - B. Provide a minimum 150-foot building setback adjacent to all residentially zoned property.
 - C. Provide a minimum 40-foot wide landscaped strip adjacent to Horizon Drive, planted with a double row of trees matching the frontage landscaping of the adjacent office/warehouse to the west, provided that the triangular area indicated on the site plan submitted at the February 24, 2015 Board of Commissioner's Public Hearing shall be excluded from the landscaped strip and may include parking.
 - D. Provide, at a minimum, 20 Tree Density Units per acre. Plantings shall be in compliance with UDO requirements. Landscape plans shall be submitted for review and approval by the Director of Planning and Development.
 - E. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure. Dumpster pickup shall be between the hours of 7:00 a.m. and 7:00 p.m.
 - F. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
 - G. Outdoor loudspeakers shall be prohibited.
 - H. Provide interparcel access throughout the site.
 - I. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

- J. Billboards or oversized signs shall be prohibited.
3. To abide by the following requirements, dedications, and improvements:
- A. Design required stormwater detention facilities such that they are not located within any required landscaped strips or buffers.
 - B. At no cost to Gwinnet County, dedicate 80 feet of right-of-way to accommodate the extension of Horizon Drive across the entire property frontage. At no cost to Gwinnett County, design and construct the extension of Horizon Drive from the existing right-of-way to the point indicated on the site plan presented at the February 3, 2015 Planning Commission meeting. Design and specifications shall be subject to review and approval of the Gwinnett Department of Transportation.
 - C. Sole project access shall be via commercial driveway cuts onto the extension of Horizon Drive. The number, locations and design of all driveways shall be subject to Gwinnett County Department of Transportation review and approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

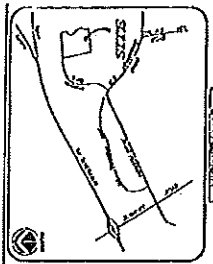
By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/9/15

ATTEST:

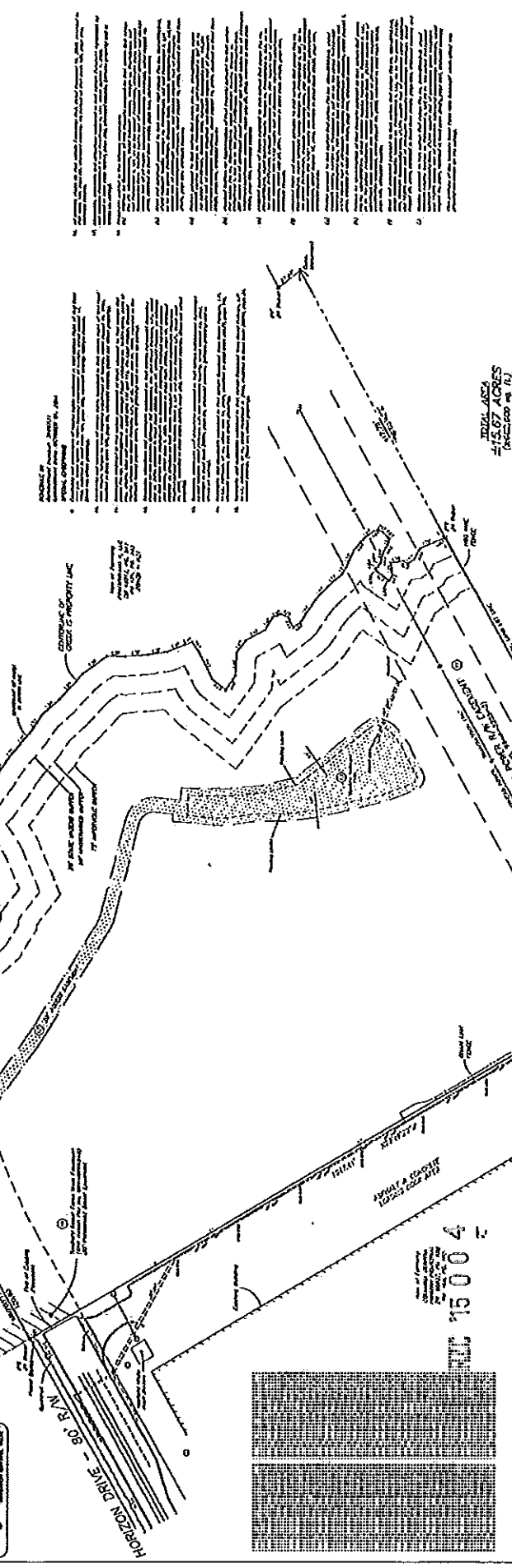
Debra Kemp
County Clerk/Deputy County Clerk





LEGEND

- Proposed Road Extension
- Right-of-Way
- Property Boundary
- Survey Boundary
- Utility Lines
- Proposed Lot Lines
- Proposed Easements
- Proposed Encroachments
- Proposed Encroachments to be Removed
- Proposed Encroachments to be Retained
- Proposed Encroachments to be Relocated
- Proposed Encroachments to be Abandoned
- Proposed Encroachments to be Reconstructed
- Proposed Encroachments to be Repaired
- Proposed Encroachments to be Replaced
- Proposed Encroachments to be Restored
- Proposed Encroachments to be Reinstated
- Proposed Encroachments to be Reinstated with Modifications
- Proposed Encroachments to be Reinstated with Conditions
- Proposed Encroachments to be Reinstated with Provisions
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SURVEYOR'S CERTIFICATE

WE, THE UNDERSIGNED, HAVE PERSONALLY AND INDIVIDUALLY EXAMINED THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF GWINNETT, GEORGIA, AND THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF DEKALB, GEORGIA, AND WE HAVE FOUND THAT THE SAME CORRECTLY REPRESENT THE ACTUAL SITUATION ON THE GROUND AS SHOWN BY THE SURVEY AND AS DESCRIBED IN THE INSTRUMENT REFERRED TO IN THE FOREGOING.

DATE OF SURVEY: NOVEMBER 22, 2014

DATE OF CERTIFICATE: NOVEMBER 22, 2014

CHARLES C. FRANKLIN, SURVEYOR, GWINNETT COUNTY, GEORGIA

PROPERTY INFORMATION

PROPERTY OWNER: GUNTER TRACT, INC.

PROPERTY ADDRESS: 1501 STEVEN ROAD, SUITE 1216, DEKALB COUNTY, GA 30144

PHONE: (770) 421-0022 FAX: (770) 421-0020

PROPERTY SIZE: 15,004 SQ. FT.

APPROXIMATE ADJACENTS:

- WEST: GUNTER TRACT, INC.
- EAST: GUNTER TRACT, INC.
- SOUTH: GUNTER TRACT, INC.
- NORTH: GUNTER TRACT, INC.

ALTA/ACSM LAND TITLE SURVEY

POINTERS AND LOTS PROPERTY LOCATED IN LAND LOT 172, 7TH DISTRICT, GWINNETT COUNTY, GEORGIA.

GENERAL SURVEY NOTICES

- The Surveyor has been duly sworn in and is qualified to perform the duties of a Surveyor in the State of Georgia.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.
- The Surveyor has personally and individually examined the original records of the public records of the County of Gwinnett, Georgia, and the original records of the public records of the County of DeKalb, Georgia, and has found that the same correctly represent the actual situation on the ground as shown by the survey and as described in the instrument referred to in the foregoing.

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Development

Centerline Surveying Systems, Inc.

1501 STEVEN ROAD, SUITE 1216, DEKALB COUNTY, GA 30144

PHONE: (770) 421-0022 FAX: (770) 421-0020

PROJECT NO. 2014033

DATE: NOV 22, 2014

SCALE: AS SHOWN

PROJECT: ALTA/ACSM LAND TITLE SURVEY

PROJECTED BY: [Signature]

DATE: NOV 22, 2014

LEGAL DESCRIPTION

HORIZON DRIVE PROPERTY

All that tract or parcel of land lying and being located in Land Lot 172 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows.

BEGINNING at an iron pin (3/4" rod) located at the common corner of Land Lots 149, 150, 171 and 172, said iron pin being the **POINT OF BEGINNING**; thus having established the **POINT OF BEGINNING**, leaving said iron pin and running thence $N29^{\circ}46'20''W$ along the Southwesterly line of Land Lot 172 which is a common line with the now or formerly Columbia Georgia Horizon Industrial property for a distance of 1047.41 feet to an iron pin (#4 rebar) located on the Northwesterly right-of-way of the proposed extension of Horizon Drive (80' right-of-way); thence leaving said Land Lot line and running $N60^{\circ}00'17''E$ along the Northwesterly right-of-way of the proposed extension of Horizon Drive for a distance of 120.83 feet to an iron pin (#4 rebar); thence running in a Northeasterly direction and continuing along the Northwesterly right-of-way of the proposed extension of Horizon Drive and following the curvature thereof along a curve to the right for an arc length of 232.18 feet (said arc having a radius of 800.00 feet and being subtended by a chord of $N68^{\circ}19'09''E - 231.37$ feet) to an iron pin (#4 rebar); thence running in a Northeasterly direction and continuing along the Northwesterly right-of-way of the proposed extension of Horizon Drive and following the curvature thereof along a curve to the left for an arc length of 146.67 feet (said arc having a radius of 452.20 feet and being subtended by a chord of $N67^{\circ}20'30''E - 146.03$ feet) to an iron pin (#4 rebar) located in the centerline of a creek; thence leaving said right-of-way and running in Southeasterly direction along the centerline of said creek and following the meanderings thereof for the following courses and distances: $S63^{\circ}33'48''E-37.27$ feet, $S69^{\circ}11'19''E-37.30$ feet, $S76^{\circ}02'31''E- 16.50$ feet, $N69^{\circ}22'06''E-19.63$ feet, $N71^{\circ}11'39''E-25.04$ feet, $S41^{\circ}42'53''E-32.66$ feet,

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S27°32'02"E-22.19 feet, S01°43'01"W-18.63 feet, N67°00'47"W-14.77 feet,
N48°19'41"W-13.37 feet, N52°16'24"W-10.90 feet, S53°02'02"W-14.87 feet,
S15°43'55"W-22.43 feet, S11°23'14"W-20.25 feet, S41°53'46"E-18.86 feet,
S58°58'36"E-11.62 feet, N88°36'12"E-9.18 feet, S55°28'29"E-12.24 feet,
S51°56'47"E-24.13 feet, N66°48'49"E-29.51 feet, N57°47'33"E-22.70 feet,
N43°08'58"E-17.77 feet, N07°19'31"E-21.16 feet, N04°44'24"W-8.47 feet,
S84°37'46"E-20.40 feet, S50°07'38"E-16.87 feet, S40°50'40"E-18.94 feet,
S45°55'35"E-28.99 feet, S53°18'02"E-28.45 feet, S57°15'22"E-26.04 feet,
S51°05'20"E-24.56 feet, S48°31'18"E-25.55 feet, S55°45'36"E-30.19 feet,
S41°01'38"E-32.51 feet, S46°36'23"E-47.18 feet, S35°33'25"E-40.54 feet,
S00°25'49"W-26.08 feet, S03°51'48"E-31.91 feet, S08°37'09"E-28.50,
S20°51'31"E-25.66 feet, S18°03'56"E-11.17 feet, S52°52'47"W-14.54 feet,
S62°46'18"W-43.64 feet, S36°55'31"W-23.98 feet, S53°34'28"E-24.17 feet,
S87°35'58"E-31.27, S53°31'26"E-20.14 feet, S27°57'31"E-31.48 feet, S58°37'25"E-19.61
feet, S22°12'01"E-13.04 feet, S25°13'30"W-11.40 feet, S62°18'01"W-15.20 feet,
S36°30'52"E-12.73 feet, S55°45'59"E-36.07 feet, S46°31'07"E-25.86 feet,
S40°09'52"E-25.37 feet, S55°50'44"E-11.78 feet, S65°43'51"E-25.30 feet,
S48°23'30"E-19.82 feet, S37°31'19"E-17.63 feet, S15°46'41"E-7.44 feet,
S23°24'36"W-7.99 feet, S42°25'51"W-12.40 feet, N73°43'59"W-9.71 feet,
N52°34'14"W-10.76 feet, N76°25'54"W-9.29 feet, N80°48'15"W-6.60 feet,
N55°07'43"W-5.90 feet, N31°18'36"W-4.82 feet, S58°07'06"W-5.71 feet,
S35°07'37"W-14.38, S34°17'12"W-6.25 feet, S64°30'56"E-9.23 feet, N80°30'25"E-15.97
feet, S08°40'04"E-18.30 feet, S31°43'44"W-7.45 feet, S35°31'00"E-11.42 feet,
S62°20'26"E-16.19 feet, S22°40'01"E-20.03 feet and S22°21'43"E-18.44 feet to an iron
pin (#4 rebar) located on the Southeasterly line of Land Lot 172; thence running

S60°05'42"W along said Land Lot line which is a common line with the now or formerly

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Planning & Development

BTS Properties, LLC property for a distance of 662.66 feet to an iron pin (3/4" rod) which is the POINT OF BEGINNING. Said tract contains ±15.67 acres.

"The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company pursuant to Commitment No. 31997.11, dated October 01, 2014".

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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 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-TH to R-TH (CHANGE IN CONDITIONS) by ROCK OWN, LLC for a CHANGE IN CONDITIONS OF ZONING TO DELETE PERIMETER FENCE 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of FEBRUARY 2015, that the aforesaid application to amend the Official Zoning Map from R-TH to R-TH (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Townhouse residential dwellings and accessory uses and structures.
 - B. Minimum heated floor area for each dwelling shall be 1,450 square feet.
 - C. Dwellings shall be constructed primarily of brick or stacked stone on the front and sides with treatments (i.e., gables, bay windows, chimneys, and rear elevations) of wood or fiber-cement type siding. Vinyl siding shall be prohibited. Final architectural elevations shall be submitted for review and approval of the Director of Planning and Development.
 - D. All dwellings shall have at least a single-car garage. At least 30% of dwellings shall have double-car garages.
 - E. Number, location, and design of exit/entrances shall be subject to review and approval of the Gwinnett Department of Transportation.
 - F. The development shall have a mandatory Homeowners Association with restrictive covenants and bylaws. The monthly association fee shall include lawn maintenance, irrigation, trash removal, termite bond and termite preventative service and maintenance of all exterior and common areas.
2. To satisfy the following site development considerations:
 - A. Provide a 30-foot wide undisturbed buffer adjacent to residentially zoned property (except Rockbridge Elementary School), undisturbed except for approved perpendicular access and utility crossings and replantings where sparsely vegetated.

- B. Provide a 20-foot landscape strip around the entire exterior of the property.
- C. All grassed areas shall be sodded.
- D. Natural vegetation shall remain on the property until the issuance of a development permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/9/15

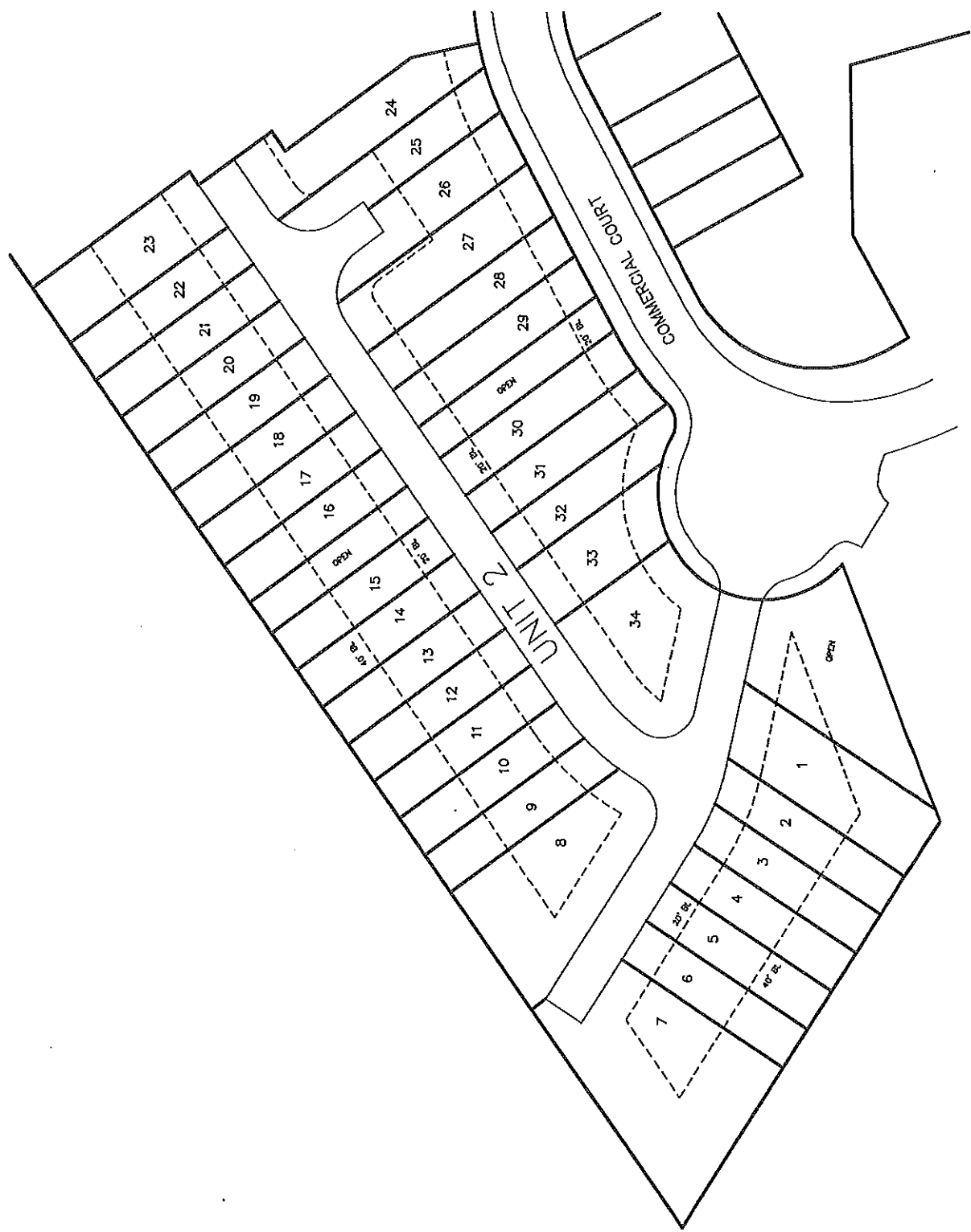
ATTEST:

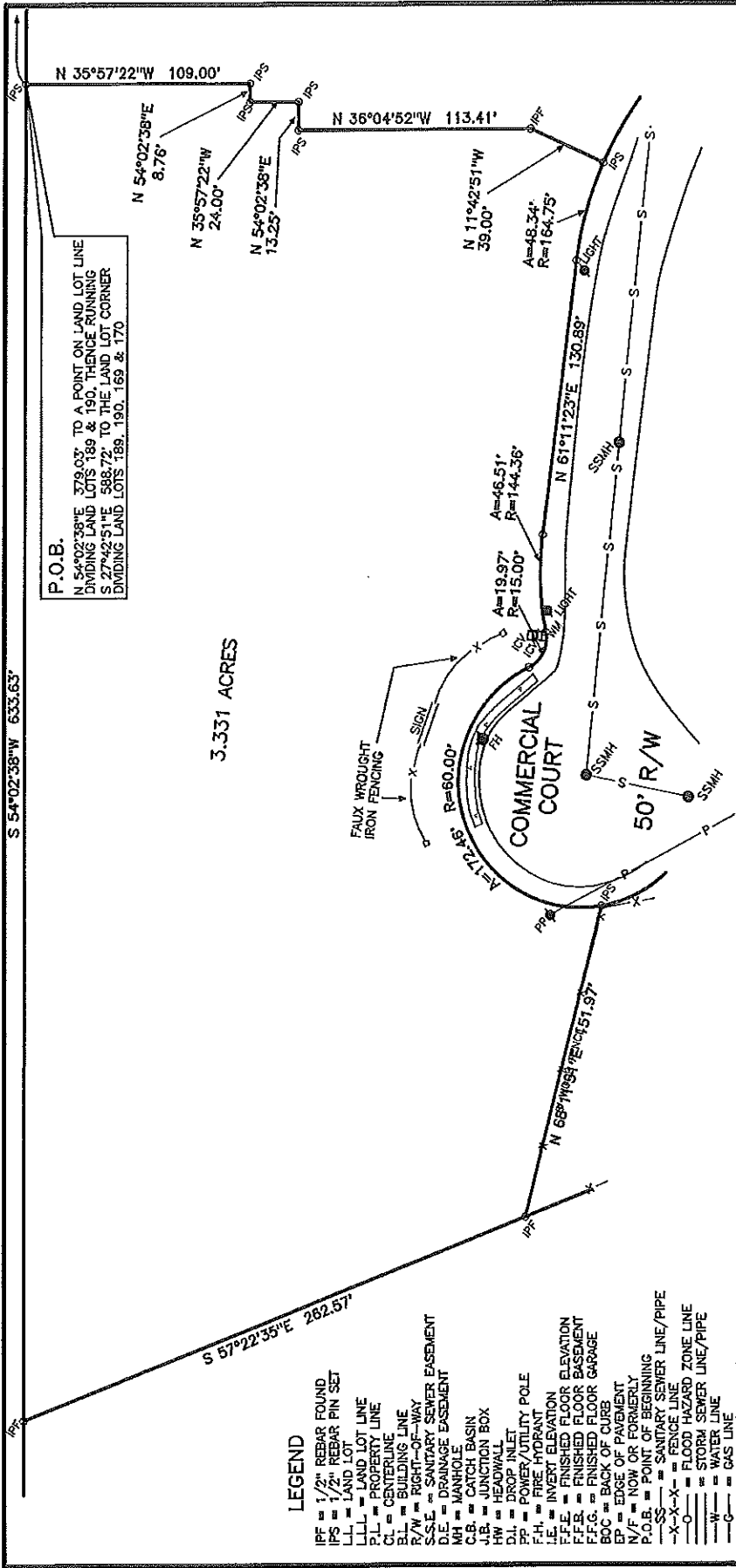
Diane Kemp
County Clerk/Deputy County Clerk



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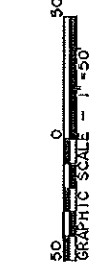
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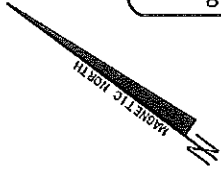


P.O.B.
 N 54°02'38"E 379.03' TO A POINT ON LAND LOT LINE
 DIVIDING LAND LOTS 189 & 190, THENCE RUNNING
 S 27°42'51"E 588.72' TO THE LAND LOT CORNER
 DIVIDING LAND LOTS 189, 190, 189 & 170

3.331 ACRES



ALPHA LAND SERVICES 1005 ECHO VALLEY COURT LOGANVILLE, GA 30024 ENGINEERING & LAND SURVEYING OFF: 770.896.4034 FAX: 770.896.4054		SURVEY FOR: COMMERCIAL COURT TRACT TAX PARCEL #6190-190	
REVISION:	LAND LOT: 190	LOT: BLOCK:	
	DISTRICT: 6TH	SUB: NEW ROCKBRIDGE	
	COUNTY: GWINNETT		
	STATE: GEORGIA		
	FIELD DATE: 11/25/13	AREA = 3.331 ACRES	
	PLAT DATE: 11/26/13	IDB No. 13-11-218	
	P. _____		



The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon 6TS-215 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of Gwinnett County, Georgia
 Community Panel Number 13135C 0111 F
 Effective Date 09/29/06
 Revision Date

- LEGEND**
- IFF = 1/2" REBAR FOUND
 - IFS = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - P.L. = PROPERTY LINE
 - CL = CENTERLINE
 - B.L. = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - S.S.E. = SANITARY SEWER EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - MH = MANHOLE
 - C.B. = CATCH BASIN
 - J.B. = JUNCTION BOX
 - H.W. = HEADWALL
 - D.I. = DRAIN INLET
 - PP = POWER/UTILITY POLE
 - F.H. = FIRE HYDRANT
 - I.E. = INVERT ELEVATION
 - F.F.E. = FINISHED FLOOR ELEVATION
 - F.F.C. = FINISHED FLOOR CURB
 - F.C.G. = FINISHED FLOOR GARAGE
 - B.O.C. = BACK OF CURB
 - E.P. = EDGE OF PAVEMENT
 - N/F = NOW OR FORMERLY
 - P.O.B. = POINT OF BEGINNING
 - SS = SANITARY SEWER LINE/PIPE
 - X-X-X- = FENCE LINE
 - O- = FLOOD HAZARD ZONE LINE
 - - - = STORM SEWER LINE/PIPE
 - W- = WATER LINE
 - G- = GAS LINE
 - CM = CONCRETE MONUMENT
 - C.E. = CONSTRUCTION EASEMENT
 - C&G = CURB AND GUTTER
 - LS = LIGHT STANDARD
 - OTF = OPEN TOP PIPE FOUND
 - CIP = CRIMP TOP PIPE FOUND



CIC '15 002

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 R-TH to R-TH (CHANGE IN CONDITIONS) by ROCKLYN HOMES for a CHANGE IN CONDITIONS OF ZONING TO REORIENT DWELLINGS ADJACENT TO EXTERIOR STREETS 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 FEBRUARY 24, 2015 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 24TH day of FEBRUARY 2015, that the aforesaid application to amend the Official Zoning Map from R-TH to R-TH (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Attached townhouse dwellings and accessory uses not to exceed 42 units.
 - B. Building shall be constructed primarily of brick or stacked stone on front facades with minor treatments (i.e. gables, bay windows, chimneys) of wood or fiber-cement type siding. The remaining sides shall be brick or stone to a height of four-feet with the remainder being brick, stone, wood or fiber-cement type siding. Architectural elevations shall be submitted for review and approval of the Director of Planning and Development.
 - C. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
 - D. All units shall have at least double car garages.
 - E. A mandatory homeowners association shall be incorporated which provides for building and grounds maintenance, repair, insurance and working capital. Said association must also include declarations and by laws including rules and regulations which shall at minimum regulate and control the following:
 1. Exterior home maintenance to include roofing and painting.
 2. All grounds and common area maintenance to include the detention facilities.
 3. Exterior fence maintenance to include the requirement that any graffiti shall be repaired and repainted within 72 hours.
 4. Restrictions on single-family residential use only of units. No more than 10% of the total units may be leased by individual owners at any time.

2. To satisfy the following site development considerations:
- A. Provide a 50-foot wide landscaped setback along Oakland Road and Cruse Road. The landscaped setback shall include a decorative fence/wall which shall run the entire length of the property along Cruse and Oakland Roads. The fence may be constructed as solid brick or stacked stone wall or as a wrought iron style fence with brick or stacked stone columns (50-feet on-center). Additional plantings shall be installed in the area of lots 17, 21, 39 and 42 for the purpose of screening the rear of these homes from the roadway. 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 35-foot wide undisturbed buffer adjacent to property zoned R-100.
 - C. All front and side grassed areas shall be sodded. Rear areas may be seeded.
 - D. All utilities shall be placed underground.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. A brick, stone or solid opaque wood fence a minimum of 6-feet in height shall be installed adjacent to all abutting residential property.
 - G. A pocket park shall be provided within the development to include at a minimum a gazebo and permanent benches.
 - H. The development shall be constructed in general accordance with the site plan and architectural renderings submitted to the Planning Commission on August 15, 2006. Final site plan and elevations shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/9/15

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

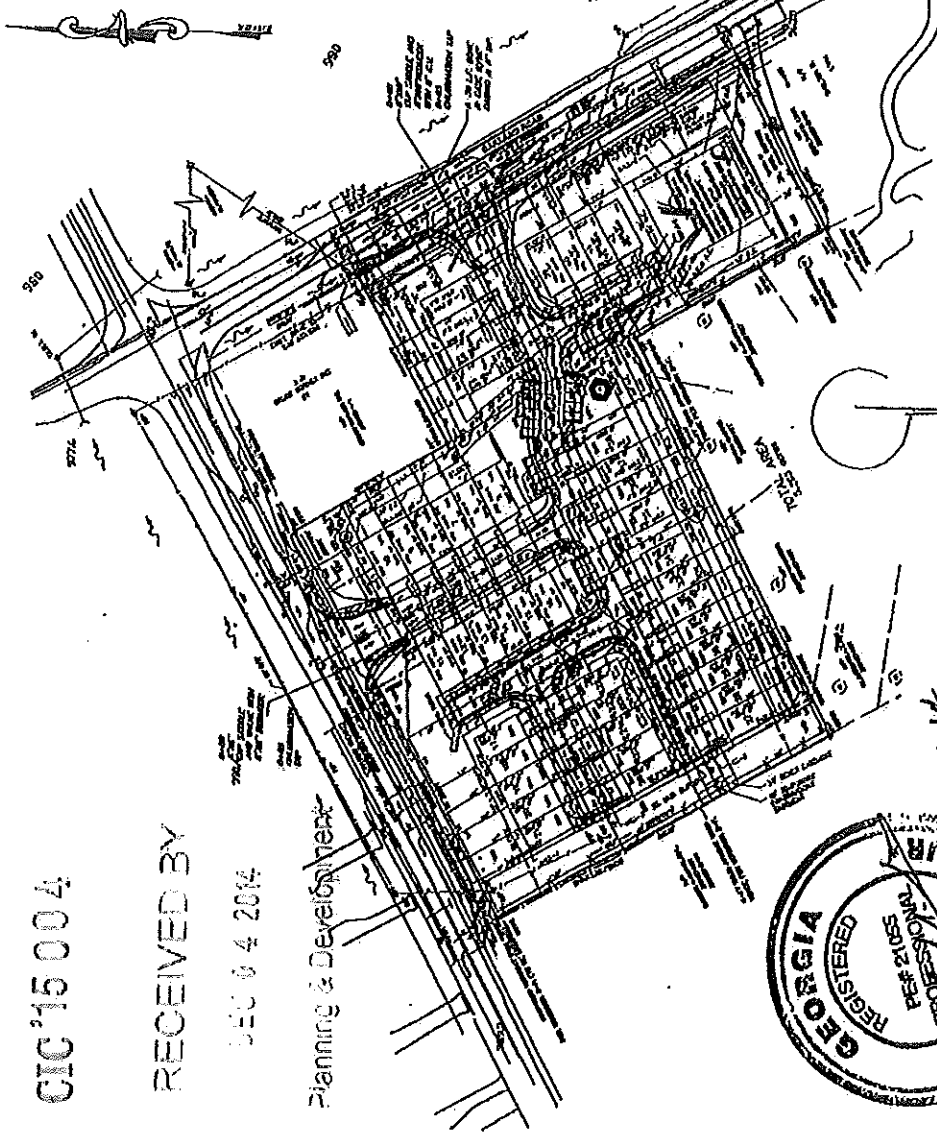
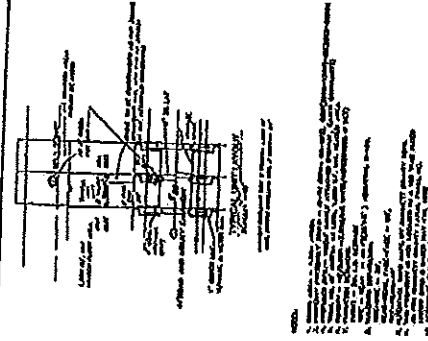
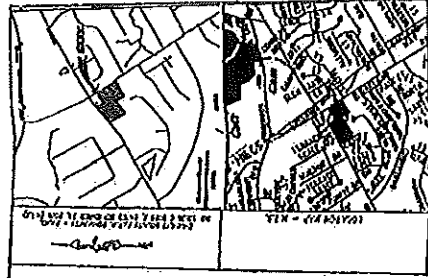


CIC 15 004

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DEC 04 2014

Planning & Development



PROPOSED CONDITION CHANGE
 DAKDALE COMMONS
 LUMPKIN STREET
 CLAYTON COUNTY, GEORGIA

PROPOSED CONDITION CHANGE
 DAKDALE COMMONS
 LUMPKIN STREET
 CLAYTON COUNTY, GEORGIA

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 CLAYTON COUNTY, GEORGIA

PROPOSED CONDITION CHANGE
 DAKDALE COMMONS
 LUMPKIN STREET
 CLAYTON COUNTY, GEORGIA



NO.	DATE	BY	REVISION

DATE OF ADOPTION OF THE PROVISIONS FROM A SEVERAL ORDINANCE THAT SHALL BE ENFORCED BY THE CITY OF ATLANTA, GA.

PROPOSED BY: MANSUR ENGINEERING, INC.
 1810 PROSPECT INDUSTRIAL BLVD, SUITE 110
 ATLANTA, GEORGIA 30329
 PHONE: 478-774-7747, FAX: 478-774-7747

DESIGNED BY: ROCKY MOUNTAIN ENGINEERS
 3005 ROSS BLVD, SUITE 200
 CLAYTON COUNTY, GEORGIA 30330
 WWW.ROCKYMOUNTAINENGINEERS.COM

051240 00747

Exhibit "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 3 of the 7th District, Gwinnett County, Georgia, and being Tracts 1, 2 and 3, containing 5.265 acres, as per boundary survey titled Cruise Road at Oakland Road for Platinum Development dated August 9, 2006, last revised October 20, 2006, by Mainsur Engineering, Inc., and being more particularly described as follows:

Commence at the intersection of the southerly right-of-way line of Cruise Road (80 Foot right-of-way line), with the westerly right-of-way line of Oak Road (40 foot right-of-way) and continuing along said right-of-way line of Oakland Road South 30 degrees 38 minutes 23 seconds East a distance of 164.00 feet to a 1/2 inch reinforcing rod found and the TRUE POINT OF BEGINNING; thence continuing along said right-of-way line of Oakland Road South 30 degrees 38 minutes 23 seconds East a distance 420.00 feet to an iron pin found; thence leaving said right-of-way line and running South 60 degrees 20 minutes 06 seconds West a distance of 180.28 feet to a 1/2 inch reinforcing rod found; running thence North 30 degrees 39 minutes 11 seconds West a distance of 73.15 feet to a 1/2 inch reinforcing-rod found; running thence North 30 degrees 52 minutes 44 seconds West a distance of 136.16 feet to an iron pin found; running thence South 61 degrees 21 minutes 54 seconds West a distance of 209.26 feet to an iron pin found; running thence South 61 degrees 20 minutes 16 seconds West a distance of 209.89 feet to a 1/2 inch reinforcing road found; running thence North 29 degrees 52 minutes 09 seconds West a distance of 363.32 feet to an iron pin found on the southerly right-of-way line of Cruise Road; thence continuing along said right-of-way line North 59 degrees 56 minutes 18 seconds East a distance of 209.71 feet to an iron pin found; thence North 59 degrees 58 minutes 24 seconds East a distance of 205.83 feet to an iron pin found; thence leaving said right-of-way line and running South 30 degrees 38 minutes 52 seconds East a distance of 165.17 feet to an iron pin found; running thence North 59 degrees 35 minutes 40 seconds East a distance of 179.31 feet to the TRUE POINT OF BEGINNING.

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Planning & Development

CIC '15 004