

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in August 2016

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Amendment to the Official Zoning Map of Gwinnett County

**ADOPTION DATE:** AUGUST 16, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of Commissioner COMM. HOWARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**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 & R-75 to R-60 by BEAZER HOMES for the proposed use of a 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 JULY 26, 2016 and objections were not filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from O-I & R-75 to R-60 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, per the site plan and elevations submitted at the July 5, 2016 Planning Commission meeting.
  - B. The minimum heated floor area per home shall be 2,400 square feet.
  - C. Homes shall be constructed with front facades of primarily brick, stacked stone or shake. The balance of the home may be the same, or of fiber-cement siding with an optional minimum three-foot brick or stacked stone water table.
  - D. Provide a 30-foot wide landscaped buffer along Ronald Reagan Parkway. The buffer shall be planted with a blend of native evergreens, deciduous trees, and shrubs. The buffer area may contain retaining walls. The final buffer design, retaining wall height and location, and planting materials shall be subject to review and approval by the Director of Planning and Development.
  - E. All homes shall have at least a double-car garage.
  - F. Provide a 15-foot wide buffer adjacent to Bethesda Park. During construction of homes, the interior five-feet of the buffer may be disturbed with the remaining 10-feet left natural and undisturbed. Additional limited buffer disturbance necessary for construction of the project entrance street from Bethesda Church Road may be granted by the Director. The buffer shall be planted with a blend of native evergreens, deciduous trees, and shrubs. The final buffer design and planting materials shall be subject to review and approval by the Director of Planning and Development.
  - G. The proposed subdivision is to be designed to require homes to be constructed with garages adjacent to one another where feasible. Residential driveways for said homes shall meet the minimum side yard setbacks with no more than a 10-foot grassed separation between driveways, centered on the common property line. A conceptual plan identifying those lots which comply with this requirement is to be approved by the Director of Planning and Development prior to issuance of a Development Permit. All subdivision fences on residential lots shall be consistent with the fence image attached as Exhibit A, to be noted in the subdivision covenants as recorded.

2. To satisfy the following site development considerations:
- A. Maintain a minimum 40-foot setback along Ronald Reagan Parkway.
  - B. No direct lot access shall be allowed to Bethesda Church Road.
  - C. The Bethesda Church Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.
  - E. All grassed areas on dwelling lots shall be sodded.
  - F. All utilities shall be placed underground.
  - G. Stormwater detention pond(s) shall be screened from view along Ronald Reagan Parkway and from Bethesda Park. Screening plans 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: 9/27/16

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



## Legal Description – Parcel 1

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 128, 6<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**BEGINNING** at the southwesternmost point of the mitered intersection of the southeasterly right of way of Bethesda Church Road (right of way varies) with the southwesterly right of way of Ronal Reagan Parkway (right of way varies), that is the **POINT OF BEGINNING**; thence along said mitered intersection North 68°16'29" East a distance of 126.24 feet to a point, which is the northeasternmost point of the mitered intersection of the southeasterly right of way of Bethesda Church Road with the southwesterly right of way of Ronal Reagan Parkway; thence along the right of way of said Ronal Reagan Parkway South 75°10'48" East a distance of 170.39 feet to a point; thence continuing along said right of way 866.26 feet along a curve to the right, said curve having a chord of South 66°17'47" East 862.89 feet and a radius of 2834.79 feet to a point; thence continuing along said right of way South 58°09'02" East a distance of 328.33 feet to a point; thence continuing along said right of way thence South 56°42'06" East a distance of 256.16 feet to a point; thence continuing along said right of way South 35°23'07" West a distance of 25.00 feet to a point; thence continuing along said right of way South 54°30'45" East a distance of 39.18 feet to a point located in the centerline of Fork Creek; thence along the centerline of said creek the following courses and distances: South 36°31'39" West a distance of 30.59 feet to a point; thence South 19°05'19" West a distance of 39.31 feet to a point; thence South 01°54'29" West a distance of 52.33 feet to a point; thence South 34°15'58" East a distance of 21.93 feet to a point; thence South 57°12'58" East a distance of 45.76 feet to a point; thence South 50°10'12" East a distance of 26.64 feet to a point; thence leaving said centerline of Fork Creek South 40°52'30" West a distance of 874.98 feet to a point; thence South 45°19'50" West a distance of 154.12 feet to a point located on the Land Lot Line common to Land Lots 127 and 128; thence along said Land Lot Line North 30°00'39" West a distance of 670.24 feet to a point; thence continuing along said Land Lot Line North 30°05'02" West a distance of 913.19 feet to a point; thence continuing along said Land Lot Line North 29°29'28" West a distance of 305.99 feet to a point located on the southeastern right of way of Bethesda Church Road; thence leaving said Land Lot Line and along said right of way North 31°44'29" East a distance of 9.18 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 28.535 Acres.

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RZR '16 013

*Legal Description – Parcel 2*

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 127, 6<sup>th</sup> District, Gwinnett County, Georgia, being more particularly described as follows:

**BEGINNING** at the southwesternmost point of the mitered intersection of the southeasterly right of way of Bethesda Church Road (right of way varies) with the southwesterly right of way of Ronal Reagan Parkway (right of way varies); thence along the southeasterly right of way of Bethesda Church Road South 31°44'29" West a distance of 9.18 feet to a point located on the intersection of said right of way with Land Lot Line common to Land Lots 127 and 128, that is the **POINT OF BEGINNING**; thence leaving said right of way and along said Land Lot Line South 29°29'28" East a distance of 305.99 feet to a point; thence leaving said Land Lot Line North 86°29'19" West a distance of 304.43 feet to a point located on the southeastern right of way of Bethesda Church Road; thence along said right of way North 31°44'29" East a distance of 291.26 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.897 Acres.

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RZR '16 013

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Grant of Buffer Reduction

**ADOPTION DATE:** AUGUST 23, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of Commissioner COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**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 Buffer Reduction by QUIKTRIP CORPORATION from 75 FEET to 0 FEET 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 AUGUST 23, 2016 and objections were not filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, that the aforesaid application for a Buffer Reduction is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/27/16

ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk





### TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 212 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1/2" rebar found at the mitered right-of-way of the northerly right-of-way of Beaver Run Road, a.k.a State Route 378 (right-of-way varies) and the easterly right-of-way of Indian Trail - Lilburn Road (right-of-way varies); said point being the TRUE POINT OF BEGINNING;

Thence running along said miter a bearing of North 34 degrees 53 minutes 20 seconds West a distance of 71.26 feet to a 1/2" rebar set on the easterly right-of-way of Indian Trail - Lilburn Road (right-of-way varies); Thence running along said right-of-way a bearing of North 08 degrees 41 minutes 44 seconds East a distance of 32.57 feet to a point; Thence continuing along said right-of-way along a curve to the right an arc length of 100.64 feet, said curve having a radius of 125.00 feet, subtended by a chord of 100.40 feet, with a chord bearing of North 15 degrees 02 minutes 58 seconds East to a 1/2" rebar found; Thence leaving said right-of-way running a bearing of North 85 degrees 31 minutes 04 seconds East a distance of 172.19 feet to a 1/2" rebar found; Thence running a bearing of North 85 degrees 31 minutes 04 seconds East a distance of 204.81 feet to a 1/2" rebar found; Thence running a bearing of South 10 degrees 35 minutes 01 seconds East a distance of 210.26 feet to a 1/2" rebar found on the northerly right-of-way of Beaver Run Road, a.k.a State Route 378 (right-of-way varies); Thence running along said right-of-way a bearing of South 80 degrees 09 minutes 47 seconds West a distance of 25.26 feet to a pknail found; Thence running along said right-of-way a bearing of North 09 degrees 22 minutes 44 seconds West a distance of 10.02 feet to a pknail; Thence running along said right-of-way along a curve to the right an arc length of 379.45 feet, said curve having a radius of 1556.24 feet, subtended by a chord of 378.51 feet, with a chord bearing of South 87 degrees 35 minutes 06 seconds West to a 1/2" rebar found; and the TRUE POINT OF BEGINNING.

The above described property contains 1.91 Acres (83,119 Square Feet), more or less.

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BRD '16 002

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Amendment to the Official Zoning Map of Gwinnett County

**ADOPTION DATE:** AUGUST 23, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**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-TH by MAHAFFEY, PICKENS, TUCKER, LLP for the proposed use of TOWNHOMES 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 AUGUST 23, 2016 and objections were not filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, 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. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,100 square feet for two-story homes.
  - C. Homes shall be constructed with front facades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum 3-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
  - E. Any recreational area for the subdivision must be located internally to the development and not adjacent to any property line, or as may be approved by the Director of Planning and Development.
  - F. The maximum number of lots for the development shall be 56.
2. To satisfy the following site development considerations:
  - A. Provide a minimum 25-foot wide construction buffer adjacent to external property lines except along Paden Drive.
  - B. No direct lot access shall be allowed from Paden Drive.
  - C. Maintain a 30-foot building setback along Paden Drive.
  - D. The Paden Drive frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
  - E. Natural vegetation shall remain on the property until the issuance of a development permit.
  - F. All grassed areas on building lots shall be sodded.
  - G. Underground utilities shall be provided throughout the development.

H. Stormwater detention facilities shall be screened from view from adjoining residential properties. Screening plans 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: 9/27/16

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 17 of the 5th Land District, Gwinnett County, Georgia, containing 22.457 acres, and being more

particularly described according to a composite plat for C. R. Cole prepared by Cole Investments, Inc. dated October 24, 1995, and being more particularly described as follows:

BEGINNING at a point on the southwest right-of-way line of Paden Drive a distance of 162.51 feet southeasterly, as measured along the southwest right-of-way line of Paden Drive (having an 80-foot right of way) from the point where the southwest right-of-way line of Paden Drive is intersected by the land district line common to Land Lot 2 of the 7th District and Land Lot 17 of the 5th District; thence run along the southwest right-of-way line of Paden Drive, South 50 degrees 45 minutes East 291.69 feet to a point; thence continuing along said right-of-way line in a southeasterly direction a distance of 106.05 feet, along an arc having a radius of 278.31 feet, to a point on said right-of-way line; thence continuing along said right-of-way line South 28 degrees 55 minutes East 191.03 feet to a point; thence run South 61 degrees 08 minutes West 178.50 feet to a point; thence run South 60 degrees 30 minutes West 1466.9 feet to a point; thence run North 28 degrees 31 minutes West 542.4 feet to a point; thence run North 61 degrees 16 minutes East 210 feet to a point; thence run South 55 degrees 23 minutes 30 seconds East 67.14 feet to a point; thence run South 61 degrees 16 minutes West 40 feet to a point; thence run South 28 degrees 51 minutes East 363 feet to a point; thence run North 61 degrees 16 minutes East 120 feet to a point; thence run North 28 degrees 31 minutes West 363 feet to a point; thence run South 61 degrees 16 minutes West 10.32 feet to a point; thence run North 37 degrees 18 minutes 30 seconds West 242.70 feet to a point on the district line common to Land Lot 2 of the 7th District and Land Lot 17 of the 5th District; thence run along said district line, North 61 degrees 16 minutes East 303.20 feet to a point; thence run along said district line, North 60 degrees 20 minutes East 512.73 feet to a point on said district line; thence run South 48 degrees 37 minutes 35 seconds East 161.94 feet to a point; thence run North 60 degrees 20 minutes East 371.44 feet to a point on the southwest right-of-way line of Paden Drive, being the point of beginning.

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RZR '16 005

CASE NUMBER CIC2016-00018  
GCID 2016-0725

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Change in Conditions of Zoning

**ADOPTION DATE:** AUGUST 23, 2016

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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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of COMM. HEARD, which carried a 5-0, vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP**

**WHEREAS**, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by BRIAN B. WEST, P.E. to Change the Conditions of zoning to reduce buffers on a tract of land zoned O-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

**WHEREAS**, a public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 23, 2016 and objections were filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map is hereby

**APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Limited to development as a senior retirement community for occupancy by persons 62 years of age and older as a special use. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
  - B. The building(s) shall be in general accordance with the exterior elevations prepared by Lenity Architecture, dated December 7, 2015, with a maximum building height of 40 feet. Final building elevations shall be subject to review and approval of the Director of Planning and Development.
  - C. The development shall be limited to a maximum of 140 units.
  - D. Buildings shall be of a brick and/or stacked stone finish on a minimum of 50% of each building elevation. The balance of each elevation may be the same or of fiber-cement siding/shake.
  - E. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
    - Easy access step free feature at each entrance to the home.
    - Easy passage feature, to include 32-inch wide doorways.
    - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide buffer adjacent to all residentially-zoned properties with an additional 25-foot landscape strip interior to the buffer. The exterior 25 feet of the buffer shall remain natural, undisturbed and enhanced where sparsely vegetated. The interior 25 feet of the buffer may be graded, replanted and contain utilities. The landscape strip may be graded and contain retaining walls and utilities. Final buffer, utility and landscape plans shall be subject to review and approval of the Director of Planning and Development.
  - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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 shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height, and shall not be internally-illuminated.
- E. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- 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 and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/27/16

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





**Gwinnett Retirement Residence  
Lawrenceville-Suwanee Road at Inwood Trail  
Legal Description**

All that tract or parcel of land lying and being in Land Lot 69 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING for the same at Gwinnett County Monument GC980; thence North 39°42'56" West, a distance of 3558.38 feet to a ½" Rebar Found at the intersection of the northeastern right-of-way line of Lawrenceville-Suwanee Road (S.R. 317; 120'R/W) with the northwestern right-of-way line of Russell Road NW (80'R/W), said ½" Rebar being the POINT OF BEGINNING for the tract herein described; thence running along said Lawrenceville-Suwanee Road right-of-way North 51°17'18" West, a distance of 108.49 feet to a ½" Rebar Found; thence North 51°25'21" West, a distance of 75.99 feet to an Iron Pin Set (1/2"Rebar); thence North 51°25'09" West, a distance of 293.39 feet to an Iron Pin Set (1/2"Rebar); thence North 52°32'49" West, a distance of 108.96 feet to an Iron Pin Set (1/2"Rebar); thence along a curve to the left for an arc distance of 122.02 feet, said curve having a chord bearing of North 56°45'14" West and a chord distance of 122.00 feet and a radius of 1969.86 feet to an Iron Pin Set (1/2"Rebar) at the intersection of the northeastern right-of-way line of said Lawrenceville-Suwanee Road with the eastern right-of-way line of Inwood Trail (50'R/W); thence running along said Inwood Trail right-of-way North 30°42'54" East, a distance of 129.35 feet to a ½" Rebar Found; thence leaving said Inwood Trail and running along Hambridge North – Unit One subdivision (PB 50 PG 90) South 56°08'16" East, a distance of 150.54 feet to a ½" Rebar Found; thence North 43°26'29" East, a distance of 410.61 feet to a ½" Rebar Found; thence running along land now or formerly of Uyen C. Lim & Misrael Lopez (DB 53260 PG 141) South 46°33'56" East, a distance of 401.53 feet to a ½" Rebar Found; thence South 14°23'02" West, a distance of 32.64 feet to an Iron Pin Set (1/2"Rebar); thence running along land now or formerly of David R. McIlwain (DB 2575 PG 537) South 48°17'01" West, a distance of 50.00 feet to an Iron Pin Set (1/2"Rebar); thence South 41°43'55" East, a distance of 200.37 feet to an Iron Pin Set (1/2"Rebar) on the northwestern right-of-way line of said Russell Road; thence running along said Russell Road right-of-way South 47°43'40" West, a distance of 209.54 feet to an Iron Pin Set (1/2"Rebar); thence South 47°19'02" West, a distance of 184.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 7.080 acres more or less.

PLANNING & DEVELOPMENT

2018

CIG 16018

Planning & Development

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Grant of Special Use Permit

**ADOPTION DATE:** AUGUST 23, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

**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 BRIAN B. WEST, P.E., for a proposed BUILDING HEIGHT INCREASE (TO 40 FEET) 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 AUGUST 23, 2016 and objections were filed.

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

- I. To restrict the use of the property as follows:
  - A. Limited to development as a senior retirement community for occupancy by persons 62 years of age and older as a special use. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
  - B. The building(s) shall be in general accordance with the exterior elevations prepared by Lenity Architecture, dated December 7, 2015, with a maximum building height of 40 feet. Final building elevations shall be subject to review and approval of the Director of Planning and Development.
  - C. The development shall be limited to a maximum of 140 units.
  - D. Buildings shall be of a brick and/or stacked stone finish on a minimum of 50% of each building elevation. The balance of each elevation may be the same or of fiber-cement siding/shake.
  - E. All units shall incorporate applicable accessibility standards known as "Easy Living Standards" which shall include the following:
    - Easy access step free feature at each entrance to the home.
    - Easy passage feature, to include 32-inch wide doorways.
    - Easy use feature, all units shall be one level.
2. To satisfy the following site development considerations:
  - A. Provide a 50-foot wide buffer adjacent to all residentially-zoned properties with an additional 25-foot landscape strip interior to the buffer. The exterior 25 feet of the buffer shall remain natural, undisturbed and enhanced where sparsely vegetated. The interior 25 feet of the buffer may be graded, replanted and contain utilities. The landscape strip may be graded and contain retaining walls and utilities. Final buffer, utility and landscape plans shall be subject to review and approval of the Director of Planning and Development.
  - B. Provide a ten-foot wide landscaped strip adjacent to all rights-of-way.

- C. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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 shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height, and shall not be internally-illuminated.
- E. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- 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 and/or parking lot sales shall be prohibited.
- I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/27/16

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



**Gwinnett Retirement Residence  
Lawrenceville-Suwanee Road at Inwood Trail  
Legal Description**

All that tract or parcel of land lying and being in Land Lot 69 of the 7<sup>th</sup> District of Gwinnett County, Georgia, and being more particularly described as follows:

COMMENCING for the same at Gwinnett County Monument GC980; thence North 39°42'56" West, a distance of 3558.38 feet to a ½" Rebar Found at the intersection of the northeastern right-of-way line of Lawrenceville-Suwanee Road (S.R. 317; 120'R/W) with the northwestern right-of-way line of Russell Road NW (80'R/W), said ½" Rebar being the POINT OF BEGINNING for the tract herein described; thence running along said Lawrenceville-Suwanee Road right-of-way North 51°17'18" West, a distance of 108.49 feet to a ½" Rebar Found; thence North 51°25'21" West, a distance of 75.99 feet to an Iron Pin Set (1/2" Rebar); thence North 51°25'09" West, a distance of 293.39 feet to an Iron Pin Set (1/2" Rebar); thence North 52°32'49" West, a distance of 108.96 feet to an Iron Pin Set (1/2" Rebar); thence along a curve to the left for an arc distance of 122.02 feet, said curve having a chord bearing of North 56°45'14" West and a chord distance of 122.00 feet and a radius of 1969.86 feet to an Iron Pin Set (1/2" Rebar) at the intersection of the northeastern right-of-way line of said Lawrenceville-Suwanee Road with the eastern right-of-way line of Inwood Trail (50'R/W); thence running along said Inwood Trail right-of-way North 30°42'54" East, a distance of 129.35 feet to a ½" Rebar Found; thence leaving said Inwood Trail and running along Hambridge North – Unit One subdivision (PB 50 PG 90) South 56°08'16" East, a distance of 150.54 feet to a ½" Rebar Found; thence North 43°26'29" East, a distance of 410.61 feet to a ½" Rebar Found; thence running along land now or formerly of Uyen C. Lim & Misrael Lopez (DB 53260 PG 141) South 46°33'56" East, a distance of 401.53 feet to a ½" Rebar Found; thence South 14°23'02" West, a distance of 32.64 feet to an Iron Pin Set (1/2" Rebar); thence running along land now or formerly of David R. McIlwain (DB 2575 PG 537) South 48°17'01" West, a distance of 50.00 feet to an Iron Pin Set (1/2" Rebar); thence South 41°43'55" East, a distance of 200.37 feet to an Iron Pin Set (1/2" Rebar) on the northwestern right-of-way line of said Russell Road; thence running along said Russell Road right-of-way South 47°43'40" West, a distance of 209.54 feet to an Iron Pin Set (1/2" Rebar); thence South 47°19'02" West, a distance of 184.93 feet to a point, being the POINT OF BEGINNING.

Said tract contains 7.080 acres more or less.

RECEIVED  
1/10/16  
Planning & Development

SUP '16 050

CASE NUMBER SUP2016-00048  
GCID 2016-0719

**GWINNETT COUNTY**  
**BOARD OF COMMISSIONERS**  
**LAWRENCEVILLE, GEORGIA**

**RESOLUTION ENTITLED:** Grant of Special Use Permit

**ADOPTION DATE:** AUGUST 23, 2016

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

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<b>Name</b>	<b>Present</b>	<b>Vote</b>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of Commissioner COMM. HUNTER, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

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

**WHEREAS**, notice to the public regarding said 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 AUGUST 23, 2016 and objections were not filed.

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

1. Limited to a Family Personal Care Home providing residence and care for a maximum of six residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/27/16

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





**Hamilton Mill**  
Senior Care

Phone: (678)772-2626 • Fax: (678)714-7914  
Address: 3550 Hog Mountain Road  
Dacula, GA 30019

## LEGAL DESCRIPTION

**APPLICATION FOR SPECIAL USE PERMIT AND CHANGE IN  
CONDITIONS FOR :**

**Hamilton Mill Senior Care  
3550 Hog Mountain Road, Dacula GA 30019**

**OWNERS:  
George Ratiu  
&  
Olimpia Ratiu**

**ALL THAT TRACT OR PARCEL OF LAND LYING IN GMD 1749, GWINNETT COUNTY, GEORGIA, BEING TRACT 1 ON SURVEY FOR MARTY ORR, AS PER PLAT RECORDED IN PLAT BOOK 84, PAGE 250, GWINNETT COUNTY GEORGIA RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE**

**Attached to the Legal Description you have four Copies of the Site Plan of the property at 3550 Hog Mountain Road, Dacula Georgia, 30019. The property is a corner lot Jim More Road on West side and Hog Mountain Road on South side. Beginning at an iron pin on the NW of Jim More Road to the corner street and continue on South-East to the iron pin at the property line neighbour at East side, continuing North side trough the iron pin at back line of the property than the line is going to the West, riching the iron pin at North point on Jim More Road.**

**Said tract of Land contains 1.001 acres and is more shown on Boundary Survey by V.T.Dunahoo and Associates, LLC dated 04.22.2011.**

This 16 day of May, 2016

George Ratiu- applicant

SUP '16 048

DEPARTMENT OF

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT