

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in December 2017

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: DECEMBER 19, 2017

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.

Name	Present	Vote
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

On motion of 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 to Amend the Official Zoning Map from C-2 to O-1 by CHONG YO for the proposed use as a RETIREMENT COMMUNITY (CONTINUING CARE & INDEPENDENT LIVING) 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 NOVEMBER 28, 2017 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 from C-2 to O-1 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to development as a retirement community for occupancy by persons 55 years of age and older per SUP2017-00051. Final site design for the retirement community shall be subject to review and approval by the Director of Planning and Development.
 - B. The development shall be limited to a maximum of 150 residential units.
 - C. The height of the buildings shall be limited to no more than three stories and 35 feet.
 - D. Buildings shall be of a brick, stacked stone and/or glass finish on all sides. Fiber cement shake or siding shall be allowed, not to exceed 30% of any single façade. Final building elevations shall be submitted for review by the Director of Planning and Development.
 - 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.
 - F. Provide a six-foot high perimeter security fence around the entire property. Fence materials shall be subject to the review and approval of the Director of Planning and Development.
 - G. The project design shall include a gated entrance to the internal private drives.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Natural vegetation shall remain on the property until the issuance of a development permit.
 - C. Ground signage shall be limited to a 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 signage shall not exceed eight-feet in height.

- D. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Billboards or oversized signs shall be prohibited.
- G. Additional or replacement billboards or oversized signs shall be prohibited.
- H. 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.
- I. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- J. 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 am and 7:00 pm.
- K. 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.
- L. Peddlers and/or parking lot sales shall be prohibited.
- M. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- N. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet, 6 inches. Dead-end fire apparatus access roads in excess of 150 feet in length shall be

provided with an approved area for turning around fire apparatus. All fire access shall be subject to the 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: 1/3/18

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

OF LOT "A" PARCEL R7123 030 OF LANDLOTS 123 & 156, 7TH DISTRICT

Lot "A" of the tract or parcel of land situated and lying a part of Land Lots 123 & 156, 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

From the POINT OF BEGINNING; Thence, North 56 degrees 04 minutes 30 seconds West, a distance of 157.66 feet to a 1/2" rebar found; Thence, North 22 degrees 16 minutes 41 seconds West, a distance of 117.00 feet to a calculated point; Thence, South 66 degrees 71 minutes 27 seconds West, a distance of 75.00 feet to a 1/2" rebar found; Thence, South 84 degrees 08 minutes 24 seconds East, a distance of 93.31 feet to a 1/2" rebar found; Thence, North 25 degrees 22 minutes 24 seconds East, a distance of 575.62 feet to a 1/2" rebar found; Thence, North 25 degrees 21 minutes 22 seconds East, a distance of 12.27 feet to a 1/2" rebar set; Thence, South 28 degrees 51 minutes 18 seconds East, a distance of 402.51 feet to a calculated point; Thence, South 66 degrees 12 minutes 30 seconds East, a distance of 94.58 feet to a calculated point; Thence, South 18 degrees 54 minutes 39 seconds West, a distance of 322.61 feet to a calculated point; Thence North 84 degrees 47 minutes 07 seconds West, a distance of 91.89 feet to POINT OF BEGINNING of the herein described tract of land. Said tract of land containing 3.7 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

Together with, and subject to all those real property rights and obligations which benefit and burden the above described property contained in the following instruments:

- (i) Declaration of Protective Covenants for Huntcrest dated June 24, 1999, recorded in Deed Book 18655, Page 107, in the records of the Superior Court of Gwinnett County, Georgia, as same has been or may hereafter be amended.
- (ii) Reciprocal Easement Agreement, dated May 26, 2001, recorded at Deed Book 23290, page 65, aforesaid records.

RECEIVED BY

AUG 31 2017

Planning & Development

RZC 17 026

CASE NUMBER SUP2017-00051
GCID 2017-5402

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: DECEMBER 19, 2017

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>	<u>Aye</u>
Jace Brooks, District 1	<u>Yes</u>	<u>Aye</u>
Lynette Howard, District 2	<u>Yes</u>	<u>Aye</u>
Tommy Hunter, District 3	<u>Yes</u>	<u>Aye</u>
John Heard, District 4	<u>Yes</u>	<u>Aye</u>

On motion of COMM. BROOKS, which carried a 5-0 vote, 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 CHONG YO for the proposed use of a RETIREMENT COMMUNITY (CONTINUING CARE & INDEPENDENT LIVING) 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 NOVEMBER 28, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 19TH day of DECEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To allow a Continuing Care and Independent Living retirement community as a Special Use.
2. Abide by all applicable conditions of RZC2017-00026.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/18

ATTEST:

Steve Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

OF LOT "A" PARCEL R7123 030 OF LANDLOTS 123 & 156, 7TH DISTRICT

Lot "A" of the tract or parcel of land situated and lying a part of Land Lots 123 & 156, 7th Land District, Gwinnett County, Georgia, being more particularly described as follows:

From the POINT OF BEGINNING; Thence, North 56 degrees 04 minutes 30 seconds West, a distance of 157.66 feet to a ½" rebar found; Thence, North 22 degrees 16 minutes 41 seconds West, a distance of 117.00 feet to a calculated point; Thence, South 66 degrees 71 minutes 27 seconds West, a distance of 75.00 feet to a ½" rebar found; Thence, South 84 degrees 08 minutes 24 seconds East, a distance of 93.31 feet to a ½" rebar found; Thence, North 25 degrees 22 minutes 24 seconds East, a distance of 575.62 feet to a ½" rebar found; Thence, North 25 degrees 21 minutes 22 seconds East, a distance of 12.27 feet to a 1/2" rebar set; Thence, South 28 degrees 51 minutes 18 seconds East, a distance of 402.51 feet to a calculated point; Thence, South 66 degrees 12 minutes 30 seconds East, a distance of 94.58 feet to a calculated point; Thence, South 18 degrees 54 minutes 39 seconds West, a distance of 322.61 feet to a calculated point; Thence North 84 degrees 47 minutes 07 seconds West, a distance of 91.89 feet to POINT OF BEGINNING of the herein described tract of land. Said tract of land containing 3.7 acres more or less.

Together with and subject to covenants, easements, and restrictions of record.

Together with, and subject to all those real property rights and obligations which benefit and burden the above described property contained in the following instruments:

- (i) Declaration of Protective Covenants for Huntcrest dated June 24, 1999, recorded in Deed Book 18655, Page 107, in the records of the Superior Court of Gwinnett County, Georgia, as same has been or may hereafter be amended.
- (ii) Reciprocal Easement Agreement, dated May 26, 2001, recorded at Deed Book 23290, page 65, aforesaid records.

SUP '17 05 1

RECEIVED BY

AUG 31 2017

SUP '17 05 1

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: DECEMBER 19, 2017

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.

Name	Present	Vote
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

On motion of 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 R-100 to R-60 by CKK DEVELOPMENT for the proposed use as 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 NOVEMBER 28, 2017 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 from R-100 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.
 - B. The maximum number of lots shall be 45.
 - C. The minimum heated floor area per dwelling shall be 2,400 square feet.
 - D. Homes shall be constructed with front façades of brick and/or stacked stone. The balance of the home may be the same or fiber-cement shake or siding with a minimum three-foot brick or stacked stone water table.
 - E. All dwellings shall have at least a double-car garage.
2. To Satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. The development plan shall conform to the stricter of the revised concept plan presented at the November 28, 2017 Board of Commissioners public hearing or the Gwinnett County Unified Development Ordinance.
 - C. Provide a Tree Specimen Concept Plan prior to the approval of a development permit, subject to the review and approval of the Director of Planning and Development as required by the Unified Development Ordinance.
 - D. Developer shall provide a pocket park with a minimum lot size of 10,000 square feet as shown on the site plan presented at the November 28, 2017 Board of Commissioners public hearing. Pocket park shall include a five-foot soft surface walking trail as shown on said site plan.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. The Hewatt Road street frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include a decorative masonry entrance feature. Landscape and entrance plans shall be subject to review and approval of the Director of Planning and Development.

- G. All grassed areas on dwelling lots shall be sodded.
 - H. Underground utilities shall be provided throughout the development.
 - I. Detention pond(s) shall be fenced with a wood plank fence a minimum of six feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
3. To abide by the following requirements, dedications and improvements:
- A. A Left turn lane shall be required on Hewatt Road at subdivision entrance.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



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

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 66 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE R/W MITER OF HEWATT ROAD (80'R/W) WHERE THE R/W OF McDaniel CONNECTOR TERMINATES (R/W VARIES), SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 15 degrees 35 minutes 12 seconds West for a Distance of 35.12 feet TO A POINT;
THENCE South 60 degrees 58 minutes 16 seconds West for a Distance of 552.54 feet TO A POINT;
THENCE North 29 degrees 18 minutes 18 seconds West for a Distance of 783.74 feet TO A POINT;
THENCE North 29 degrees 22 minutes 08 seconds West for a Distance of 202.89 feet TO A POINT;
THENCE North 61 degrees 17 minutes 45 seconds East for a Distance of 270.74 feet TO A POINT;
THENCE North 32 degrees 03 minutes 59 seconds East for a Distance of 78.46 feet TO A POINT;
THENCE North 16 degrees 28 minutes 57 seconds West for a Distance of 199.87 feet TO A POINT;
THENCE North 38 degrees 28 minutes 57 seconds West for a Distance of 36.20 feet TO A POINT;
THENCE North 06 degrees 38 minutes 16 seconds East for a Distance of 29.90 feet TO A POINT;
THENCE North 61 degrees 17 minutes 45 seconds East for a Distance of 48.21 feet TO A POINT;
THENCE North 48 degrees 54 minutes 16 seconds East for a Distance of 18.88 feet TO A POINT;
THENCE North 60 degrees 17 minutes 10 seconds East for a Distance of 13.72 feet TO A POINT;
THENCE North 55 degrees 50 minutes 27 seconds East for a Distance of 64.64 feet TO A POINT;
THENCE North 62 degrees 25 minutes 48 seconds East for a Distance of 43.80 feet TO A POINT;
THENCE North 74 degrees 49 minutes 07 seconds East for a Distance of 40.92 feet TO A POINT;
THENCE along a curve to the left having a radius of 4923.12 Feet and an arc length of 71.96 feet, being subtended by a chord Of South 15 degrees 07 minutes 35 seconds East for a distance of 71.96 feet TO A POINT;
THENCE along a curve to the left having a radius of 1860.01 Feet and an arc length of 287.17 feet, being subtended by a chord Of South 24 degrees 48 minutes 24 seconds East for a distance of 286.88 feet TO A POINT;
THENCE South 28 degrees 36 minutes 33 seconds East for a Distance of 58.32 feet TO A POINT;
THENCE South 28 degrees 42 minutes 15 seconds East for a Distance of 447.51 feet TO A POINT;
THENCE along a curve to the right having a radius of 26701.85 Feet and an arc length of 246.09 feet, being subtended by a chord Of South 28 degrees 50 minutes 32 seconds East for a distance of 246.09 feet TO A POINT;

RECEIVED BY

RZR '17 021

AUG 04 2017

Planning & Development

THENCE along a curve to the left having a radius of 65355.66 Feet and an arc length of 143.96 feet, being subtended by a chord Of South 29 degrees 43 minutes 28 seconds East for a distance of 143.96 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and Restrictions of record.

Said property contains 14.74 acres more or less.

RZR '17 021

RECEIVED BY

AUG 04 2017

Planning & Development

CASE NUMBER SUP2017-00055
GCID 2017-5542

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: DECEMBER 19, 2017

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>	<u>Aye</u>
Jace Brooks, District 1	<u>Yes</u>	<u>Aye</u>
Lynette Howard, District 2	<u>Yes</u>	<u>Aye</u>
Tommy Hunter, District 3	<u>Yes</u>	<u>Aye</u>
John Heard, District 4	<u>Yes</u>	<u>Aye</u>

On motion of COMM. HOWARD, which carried a 5-0 vote, 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 ST. MARY'S MALANKARA SYRIAC OTHRODOX CHURCH for the proposed use of a PLACE OF WORSHIP 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 DECEMBER 19, 2017 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 19TH day of DECEMBER 2017 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

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

- A. A church and accessory uses, not including a daycare facility or private school unless approved by additional Special Use Permit(s).
- B. Building(s) shall be limited to a total of 5,000 square feet of heated floor area and finished with architectural treatments of glass, brick and/or stacked stone and shall be in substantial conformance with the renderings submitted at the December 5, 2017 Planning Commission public hearing. Final building elevations and external finish materials shall be submitted for review by the Director of Planning and Development.
- C. Any statuary shall be located in the rear yard with a maximum height of ten feet.
- D. Modular buildings shall be prohibited.
- E. No additional accessory structures shall be permitted

2. To satisfy the following site development considerations:

- A. All parking shall be on a hard surface pavement (i.e. asphalt, concrete, porous concrete or porous asphalt) within lined spaces per the Unified Development Ordinance Section 240-60.3 guidelines.
- B. Provide a 50-foot undisturbed buffer along the west and southwest side of the property along with a 100-foot undisturbed buffer along Hutchins Road (with an allowed encroachment for ground signage and driveway access) and the east side of the property as shown in the site plan submitted to the Department of Planning and Development on October 5, 2017.
- C. Lighted outdoor recreation facilities shall be prohibited.

- D. Outdoor loudspeakers shall be prohibited.
- E. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning and 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 six feet in height.
- F. Billboards or oversized signs 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. Outdoor storage shall be prohibited.
- I. Dumpsters 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.
- J. 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.
- K. Peddlers and/or parking lot sales shall be prohibited.
- L. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

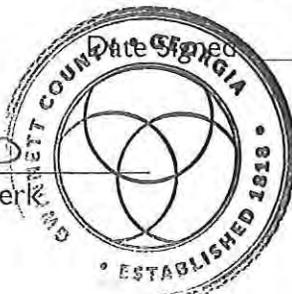
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

1/3/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land lots 12 and 13, 5th District, Gwinnett County, Georgia containing 5.0 acres and being more completely described as follows:

Beginning at that point on the southern right of way of Hutchins Road (80' R/W) at the dividing line of Land lots 13 and 20 of the 5th District; thence running in a westerly direction along the southern right of way of Hutchins Road 792.97 feet to an iron pin set at the TRUE POINT OF BEGINNING; thence leaving said right of way and running S 63°03'16" E 160.77 feet to an iron pin set; thence S 27°59'31" E 757.30 feet to an iron pin found; thence N 64°22'40" W 629.71 feet to an iron pin found; thence N 14°38'52" W 216.59 feet to an iron pin set; thence N 22°32'06" W 182.64 feet to an iron pin set on the southern right of way of Hutchins Road; thence continuing along said right of way along a curve to the left an arc distance 214.12 feet, said arc having a chord which bears N 64°50'44" E a distance of 214.10 feet to the TRUE POINT OF BEGINNING.

Said parcel being depicted on that survey for Robert D. Britt dated July 27, 1989 prepared by Richard I. Conner, Georgia Registered Surveyor No. 1075 a copy of which is recorded in Plat Book 49, Page 122, in the Office of the Clerk of the Superior Court of Gwinnett County, Georgia.

RECEIVED BY

OCT 05 2017

Planning & Development

SUP 17 05 5

CASE NUMBER SUP2017-00056
GCID 2017-5543

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: DECEMBER 19, 2017

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>	<u>Aye</u>
Jace Brooks, District 1	<u>Yes</u>	<u>Aye</u>
Lynette Howard, District 2	<u>Yes</u>	<u>Aye</u>
Tommy Hunter, District 3	<u>Yes</u>	<u>Aye</u>
John Heard, District 4	<u>Yes</u>	<u>Aye</u>

On motion of COMM. HUNTER, which carried a 5-0 vote, 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 MRK SNELLYVILLE LLC for the proposed use of a CARWASH (EXPRESS SERVICE) 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 DECEMBER 19, 2017 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 19TH day of DECEMBER 2017 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 uses as defined by MUR-04-001 with an express car facility allowed as a Special Use. An unmanned coin-operated self-service car wash shall be prohibited. Hours of operation shall be limited daily to 8:00 a.m. through 8:00 p.m.
 - B. The building shall be finished with glass, brick, or stone on all sides. Stucco/EIFS may only be used as an accent material. Building design shall be subject to review by the Director of Planning and Development.
 - C. Canopy support columns shall be brick or stacked stone matching the building exterior. Fabric canopies shall be prohibited. Canopy colors must meet the standards of the Activity Center/Corridor Overlay District, and shall subject to review and approval by the Director of Planning and Development.
 - D. Individual coin-operated vacuum stations shall be prohibited. Vacuum spaces shall be limited to no more than 25.
2. To abide by the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. All mechanical equipment including compressor units on or around the building must be screened from view from all sides. Screening materials shall be subject to review by the Director of Planning and Development.
 - C. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and 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 signage shall not exceed eight-feet in height.

- D. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Billboards or oversized signs shall be prohibited.
- G. Outdoor storage shall be prohibited.
- H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- I. Outdoor loudspeakers shall be prohibited.
- J. 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.
- K. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- L. 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.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. The car wash operator shall enforce the current noise ordinance on the property, including a strict prohibition of boom boxes and car stereos.
- P. 24-hour security cameras shall be provided on site.
- Q. The car wash shall employ a water re-use system to be approved by the Director of Planning and Development and shall abide by all applicable Gwinnett County Water Quality Guidelines.

R. Abide by all applicable conditions of MUR-04-001 and when conflicting conditions exist, the more restrictive requirements shall supersede.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

Proposed Tract – A portion of 3243 Stone Mountain Highway

Being all that proposed tract or parcel of land lying and being in Land Lot 51, 6th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the south end of a mitered corner of the intersection of the Northwesterly Right-of-Way Line of U.S. Highway 78 / S.R. 10, (having a variable width right of way) and the Southwesterly Right-of-Way Line of Highpoint Road (having a variable width right of way); thence leaving said point and running along the said line of U.S. Highway 78, South 39° 52' 17" West, 29.17 feet to a ½ rebar with cap "LSF000810" found; thence, South 55° 03' 38" West, 69.00 feet to a ½ rebar with cap "LSF000810" found; thence, South 49° 24' 23" West, 78.31 feet to a ½ rebar with cap "LSF000810" found; thence, South 44° 20' 29" West, 74.43 feet to a ½ rebar with cap "LSF000810" found; thence, South 70° 39' 13" West, 31.51 feet to a ½ rebar with cap "LSF000810" found; thence, South 44° 21' 12" West, 69.53 feet to a ½ rebar with cap "LSF000810" found, being the True Point of Beginning of the herein described proposed tract or parcel of land; thence, leaving said Point of Beginning and continuing along the said line of U.S. Highway 78

1. South 04° 35' 00" West, 47.96 feet to a ½ rebar with cap "LSF000810" set; thence,
2. South 42° 50' 25" West, 278.70 feet to a ½ rebar with cap "LSF000810" set; thence,
3. South 42° 50' 27" West, 40.17 feet to a ½ rebar with cap "LSF000810" set; thence, leaving the aforesaid line of U.S. Highway 78 and running
4. North 49° 48' 15" West, 266.89 feet to a ½ rebar with cap "LSF000810" set; thence,
5. North 43° 48' 01" East, 344.39 feet to a ½ rebar with cap "LSF000810" set; thence,
6. South 47° 47' 48" East, 16.76 feet to a ½ rebar with cap "LSF000810" set; thence,
7. North 42° 15' 03" East, 29.99 feet to a ½ rebar with cap "LSF000810" set; thence,
8. South 45° 38' 48" East, 214.77 feet to the Point of Beginning, containing 95,204 square feet or 2.1856 acres of land, more or less.

Proposed property is subject to all easements and rights of way recorded and unrecorded.

SUP 17056

RECEIVED BY

OCT 06 2017

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: DECEMBER 19, 2017

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.

Name	Present	Vote
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

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:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-60 by EDGE CITY PROPERTIES, INC. for the proposed use as 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 DECEMBER 19, 2017 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 RA-200 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.
 - B. The maximum number of lots shall be 16.
 - C. The minimum heated floor area per dwelling shall be 1,600 square feet.
 - D. Homes shall be constructed with a minimum of 50% brick and/or stacked stone on front façades. The sides must have a minimum of two foot water table in brick or stone material. The balance of the home may be the same or of fiber-cement material.
 - E. All dwellings shall have at least a double-car garage. The width of the garage wall shall not exceed 50% of the width of the front façade of the dwelling.
2. To satisfy the following site development considerations:
 - A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
 - B. Sole access to the development shall be through the overall proposed development with access on Friendship Road.
 - C. Provide a Tree Specimen Concept Plan prior to the approval of a development permit, subject to the review and approval of the Director of Planning and Development as required by the Unified Development Ordinance.
 - 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. Underground utilities shall be provided throughout the development.
 - G. Building lots shall not be located within any required stream buffer or accompanying impervious setback area.

H. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height, and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**LAND DESCRIPTION
A PORTION OF TRACT ONE
10.824 ACRES
GWINNETT COUNTY, GEORGIA**

All that tract or parcel of land lying and being GMD 1397, Gwinnett County, Georgia, containing 10.824 acres and being more particularly described as follows:

COMMENCING at a point at the northwesterly end of the mitered intersection at the intersection of the southerly Right-of-Way of Friendship Road (State Route 347) (Right-of-Way width varies) and the westerly Right-of-Way of Windgate Drive (Right-of-Way width varies); THENCE along the southerly Right-of-Way of Friendship Road 896.64 feet in a westerly direction to an iron pin found; Thence departing said Right-of-Way, South 18 degrees 35 minutes 37 seconds West for a distance of 1494.09 feet to a point on the dividing line of Hall County, Georgia (Friendship GMD (1419)) and Gwinnett County (Pucketts GMD (1397)), said Point being the **POINT OF BEGINNING**; THENCE continue South 18 degrees 35 minutes 37 seconds West for a distance of 539.90 feet to an iron pin found; THENCE North 51 degrees 41 minutes 19 seconds West for a distance of 627.61 feet to an iron pin found; THENCE North 49 degrees 16 minutes 18 seconds West for a distance of 927.91 feet to an iron pin found; THENCE North 13 degrees 17 minutes 07 seconds East for a distance of 93.88 feet to an iron pin set on the dividing line of Hall County, Georgia (Friendship GMD (1419)) and Gwinnett County (Pucketts GMD (1397)); THENCE along the dividing line between Hall County and Gwinnett County, South 66 degrees 54 minutes 06 seconds East for a distance of 1463.54 feet to the **POINT OF BEGINNING**.

RECEIVED BY

OCT 04 2017

Planning & Development

RZR 17025