

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Logistics & Engineering Solutions, Inc.</u> ADDRESS: <u>2564 Loganville HWY</u> CITY: <u>Grayson</u> STATE: <u>GA</u> ZIP: <u>30017</u> PHONE: <u>404-510-4728</u>	NAME: <u>Logistics & Engineering Solutions, Inc.</u> ADDRESS: <u>2564 Loganville HWY</u> CITY: <u>Grayson</u> STATE: <u>GA</u> ZIP: <u>30017</u> PHONE: <u>404-510-4728</u>
CONTACT PERSON: <u>Michael Bonsell</u> PHONE: <u>404-510-4728</u> CONTACT'S E-MAIL: <u>mbonsell@landesolutions.com</u>	

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
ZONING DISTRICTS(S): <u>O-R</u>	PRIOR ZONING CASE: <u>RZC2016-00014</u>
PARCEL NUMBER(S): <u>5155 029</u>	ACREAGE: <u>5</u>
ADDRESS OF PROPERTY: <u>2564 Loganville Highway, Grayson, GA 30017</u>	
PROPOSED CHANGE IN CONDITIONS: <u>Condition 1C (enclosed heated space)</u>	

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>2</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>8500sf</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT "A"

TRACT 1 –

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINIG 5.00 ACRES AS SHOWN ON A PLAT OF SURVEY PREPARED FOR GENEVA W. MORRIS BY S. R. FIELDS, GWINNETT COUNTY SURVEYOR, REG. NO. 739, DATED JUNE 2, 1984 AND RECORDED IN PLAT BOOK 26, PAGE 39, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT THAT TRACT OR PARCEL OF LAND CONVEYED BY GENEVA W. MORRIS TO THE GEORGIA DEPARTMENT OF TRANSPORTATION BY RIGHT OF WAY DEED DATED JANUARY 12, 2005 AND RECORDED ON JANUARY 18, 2005 IN DEED BOOK 41355, PAGE 233, GWINNETT COUNTY, GEORGIA RECORDS.

TRACT 2 –

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 0.5396 ACRES AND SHOWN AS TRACTS "A" AND "B" ON SURVEY FOR GENEVA W. MORRIS PREPARED BY MICHAEL A. POYSTON & ASSOCIATES, INC. DATED SEPTEMBER 9, 1995, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF OZORA ROAD (80-FOOT RIGHT OF WAY) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 (100-FOOT RIGHT OF WAY); THENCE ALONG SAJ NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 IN NORTHWESTERLY DIRECTION FOR A DISTANCE OF 892.04 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 RUN NORTH 59 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 268.90 FEET TO A POINT; THENCE SOUTH 49 DEGREES 36 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 149.88 FEET TO A POINT; THENCE NORTH 59 DEGREES 21 MINUTES 17 SECONDS EAST FOR A DISTANCE 131.91 FEET TO A POINT; THENCE NORTH 22 DEGREES 28 MINUT4ES 56 SECONDS WEST FOR A DISTANCE OF 512.20 FEET TO A POINT, WHICH IS THE PLACE OR POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 22 DEGREES 28 MINUTES 56 SECONDS WEST 356.97 FEET TO A ½" REBAR; RUN THENCE NORTH 22 DEGREES 27 MINUTES 07 SECONDS EAST 26.81 FEET TO AN IRON PIN; RUN THENCE SOUTH 43 DEGREES 47 MINUTES 51 SECONDS EAST 163.29 FEET TO A ½" REBAR; RUN THENCE SOUTH 22 DEGREES 43 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 217.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 27 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 74.81 FEET TO A POINT AND THE PLACE OR POINT OF BEGINNING.

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes; our plan is to create an open-air walkway between the buildings; connecting them with landscaping and an arbor.

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, we do not feel that this minor change will affect the use.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

No, this minor change only affects how we access the 2 buildings that are approx 20' apart.

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, this will not affect streets, transportation, utilities, or schools. It is merely an architectural element of the building.

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

None Currently.

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March 12th, 2017

Re: Letter of Intent for Change in Conditions (1C)

To whom it may concern, this letter of intent is being submitted to Gwinnett County's Department of Planning and Development for a request to change the condition of a previously approved O/R rezoning case.

Logistics & Engineering Solutions, Inc. is requesting to change condition 1C from the Board of Commissioners resolutions. This condition requires that an "enclosed heated space" be built to connect the proposed building to the existing building. We are requesting this condition to be changed for several reasons stated below:

- 1) Because the buildings are at different elevations (crawl space vs. slab on grade), the connection would require excessive engineering in order to make it a functioning corridor.
- 2) This connection would cause us to have to reconfigure the interior of the existing house in order to accommodate a new opening.
- 3) Both of the conditions listed above are costly and put a burdensome financial impact on this small development.

In lieu of building an enclosed heated corridor, we are proposing to build an open-air walkway between the 2 buildings. The walkway will have landscaping running on either side and a wooden arbor over the walkway. These architectural elements will give the impression that the buildings are connected.

Because the buildings are setback hundreds of feet into the property and surrounded by trees all around, we feel that this change will not affect the original intent of the O/R zoning.

We thank you for your reviewing our proposal, and look forward to a successful approval of this change.

Thank You,

Michael Bonsell

Owner

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March 12th, 2017

Re: Time Lapse Waiver – 2564 Loganville HWY, Grayson GA 30017

To whom it may concern, this Time Lapse Waiver is being submitted to Gwinnett County's Department of Planning and Development for conditions change request.

Logistics & Engineering Solutions, Inc. is requesting that the 12month time lapse between zoning cases be waived to accommodate this new application.

Our original rezoning case RZC2016-00014 falls just a few months short of the 12 month time lapse requirement. Our site plan is about to be approved for permitting, and we would like to start breaking ground on this development soon after receiving a permit. If we were to wait the full year, it could potentially delay us 4 months due to the Board's hearing schedule.

We thank you for your reviewing our proposal, and look forward to a successful approval of this change.

Thank You,

Michael Bonsell

Owner

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

03/12/2017

Date

Michael Bonsell - Owner

Type or Print Name and Title



Signature of Notary Public

3/12/17

Date



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CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

03/12/2017

Date

Michael Bonsell - Owner

Type or Print Name and Title



Signature of Notary Public

3/13/17

Date



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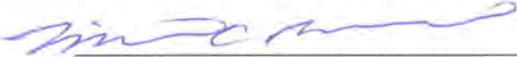
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CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 03/12/2017 Michael Bonsell
 Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 3-13-17
 Signature of Notary Public Date



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Michael Bonsell
 Your Name

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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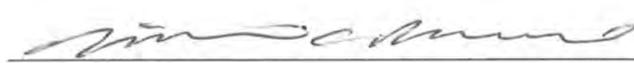
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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 5th - 155 - 029
(Map Reference Number) District Land Lot Parcel

 03/13/2017
Signature of Applicant Date
Michael Bonsell - Owner
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

 Denise Pitts TSA II
NAME TITLE
3/13/17
DATE

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446 West Crogan Street, Ste. 150, Lawrenceville, Ga 30046-2440
 PHONE: 678-518-6000 www.gwinnettcountry.com

COMPLIANCE INSPECTION REPORT

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CASE NUMBER:	CIR2016-00019
RECEIVED DATE:	3/9/2016
APPLICATION NAME:	LOGISTICS AND ENGINEERING SOLUTIONS
APPLICATION ADDRESS:	2564 LOGANVILLE HWY, GRAYSON, GA 30017
APPLICANT:	Michael Bonsell
	130 Stone Mountain Str . Lawrenceville, GA 30046
REQUEST TYPE:	
NFPA OCCUPANCY:	
CURRENT OCCUPANCY USE:	R-3 (IBC) Residential
PROPOSED OCCUPANCY USE:	B (IBC) Business
DEVELOPMENT TYPE:	Other
CONSTRUCTION TYPE:	(IBC) TYPE VB UNSPRINKLERED

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The following is the code compliance inspection report for the proposed occupancy and use. If you have any questions, please contact Building Plan Review at 678.518.6000. Construction drawings must be submitted to Building Plan Review and Fire Plan Review for code compliance review and authorization of a building permit before any construction work or repair work is performed.

	ITEM	COMMENT	INSPECTOR	STATUS
Electrical Code Compliance				
3/15/2016	The electrical system for the proposed occupancy is suitable for intended use.	2008 NEC ranch log cabin house on crawlspace. several code issues, also note there is pool and pump room with a sub feed panel from house and a dock with lighting see guide sheet	Johnny Lyons	Fail
3/15/2016	Ground fault circuit interrupter (GFCI) in bathroom, kitchen, and outside receptacles.	NEC 210.8	Johnny Lyons	Fail
3/15/2016	Grounding to metal water pipe, building steel, ground rods.	NEC 250-3	Johnny Lyons	Fail
3/15/2016	Location of service disconnect.	NEC 230.70 will need to install main disconnect out by meter and run 4 wire service to panel.	Johnny Lyons	Fail
3/15/2016	Service equipment - Fault current rating.	NEC 110.9	Johnny Lyons	Fail
3/15/2016	Service equipment - Load calculation.	NEC 220	Johnny Lyons	Fail
3/15/2016	Approved covers on junction boxes and accessible.	NEC 314 found several open boxes around house crawlspace and pool pump building	Johnny Lyons	Fail
3/15/2016	Sub-Panels - Location of panels	NEC 110.26 sup panel in pool pump room no panel schedule and open blanks in panel.	Johnny Lyons	Fail
3/15/2016	Sub-Panels - working clearance in front of panels.	NEC 110.26	Johnny Lyons	Fail
3/15/2016	Sub-Panels - Illumination of panels.	NEC 110.26(d)	Johnny Lyons	Fail
3/15/2016	Overcurrent devices - Correct type per panel manufacturer.	NEC 110.3	Johnny Lyons	Fail
3/15/2016	Grounding type receptacles.	NEC 406	Johnny Lyons	Pass
3/15/2016	Required location for receptacles.	NEC 210	Johnny Lyons	Pass

	ITEM	COMMENT	INSPECTOR	STATUS
Electrical Code Compliance				
3/15/2016	Required location for lights and switches.	NEC 210	Johnny Lyons	Pass
3/15/2016	Working clearance in front of equipment.	NEC 110.26	Johnny Lyons	Pass
3/15/2016	Service equipment - Illumination of service and/or panels.	NEC 110.26(d)	Johnny Lyons	Pass
3/15/2016	Junction boxes - Correct size for box volume.	NEC 314.16	Johnny Lyons	Pass
3/15/2016	Conductors - Correct size for overcurrent device.	NEC 310	Johnny Lyons	Pass
3/15/2016	Physical condition of conductors.	NEC 310	Johnny Lyons	Pass
3/15/2016	Proper equipment grounding conductor size.	NEC 250.122	Johnny Lyons	Pass
3/15/2016	Disconnects for appliances and HVAC equipment -Required locations and accessible.	NEC 422.30 NEC 440.11	Johnny Lyons	Pass
3/15/2016	Number of overcurrent devices for panel.	NEC 110.3	Johnny Lyons	Pass
Fire Compliance				
3/15/2016	Miscellaneous	I met with an employee Matt from Logistics and Engineering Solutions to discuss the plans for the residence conversion to business. He advised that they have talked about using part of the house as guest suites for people who visit from out of area have a place to stay and also of possibly having mixed occupancy. It appears that they are planning to do an INTF but not clear on room or board or business. I advised once they have determined there plan of action to return to P&D.	Miller Brown	Fail
Mechanical Code Compliance				
3/15/2016	The mechanical system for the proposed occupancy is suitable for intended use.	Ranch style house on crawlspace log cabin with poured concrete floor and metal roof. multiple violation needing to be address. see list	Johnny Lyons	Fail
3/15/2016	Ducts and duct sytems - Joints, seams, and connections.	exposed ductwork not sealed	Johnny Lyons	Fail
3/15/2016	Duct insulation.	return ductwork not insulated	Johnny Lyons	Fail
3/15/2016	Ducts and duct sytems - complies with Georgia State Energy Code.	return duct work not insulated	Johnny Lyons	Fail
3/15/2016	Combustion and ventilation air - Allowable material.	80 plus furnace vented into fireplace chimney by its self. vent under house in crawl going to furnace only single wall pipe not double wall as required.	Johnny Lyons	Fail
3/15/2016	Combustion and ventilation air - Capacity for space.		Johnny Lyons	Fail
3/15/2016	Combustion and ventilation air - Termination.		Johnny Lyons	Fail
3/15/2016	Space heater in building.	remove old space heater from sun room	Johnny Lyons	Fail
3/15/2016	Complies with Georgia State Energy Code		Johnny Lyons	Fail
3/15/2016	Fresh air system - allowable material.	install ASHRAE air as required	Johnny Lyons	Fail
3/15/2016	Fresh air system - Location on intakes.		Johnny Lyons	Fail
3/15/2016	Fresh air system - ASHRAE air systems.		Johnny Lyons	Fail
3/15/2016	Chimneys and vents systems - Allowable materials.	can not vent 80 plus furnace into chimney with out proper vent liner.	Johnny Lyons	Fail

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	ITEM	COMMENT	INSPECTOR	STATUS
Mechanical Code Compliance				
3/15/2016	Chimneys and vents systems - Capacity.		Johnny Lyons	Fail
3/15/2016	Chimneys and vents systems - Location.		Johnny Lyons	Fail
3/15/2016	Chimneys and vents systems - Clearance.		Johnny Lyons	Fail
3/15/2016	Chimneys and vents systems - Termination.		Johnny Lyons	Fail
3/15/2016	Fuel gas piping - Allowable material.		Johnny Lyons	Fail
3/15/2016	Ducts and duct systems - Allowable materials.		Johnny Lyons	Pass
3/15/2016	Duct support.		Johnny Lyons	Pass
3/15/2016	Equipment - Location.		Johnny Lyons	Pass
3/15/2016	Equipment - Accessibility.		Johnny Lyons	Pass
3/15/2016	Equipment - Clearance.		Johnny Lyons	Pass
3/15/2016	Equipment - Support.		Johnny Lyons	Pass
3/15/2016	Separation ventilation system for incompatible material - Flammable vapors.		Johnny Lyons	Pass
3/15/2016	Separation ventilation system for incompatible material - Corrosive vapors.		Johnny Lyons	Pass
3/15/2016	Separation ventilation system for incompatible material - Noxious gases.		Johnny Lyons	Pass
3/15/2016	Separation ventilation system for incompatible material - Other.		Johnny Lyons	Pass
3/15/2016	Exhaust systems - Bath fan vents and termination.	RECEIVED BY	Johnny Lyons	Pass
3/15/2016	Exhaust systems - Commercial or residential clothes dryers.	MAR 13 2017	Johnny Lyons	Pass
3/15/2016	Fuel gas piping - Location.		Johnny Lyons	Pass
3/15/2016	Fuel gas piping - Joints.	Planning & Development	Johnny Lyons	Pass
3/15/2016	Fuel gas piping - Support.		Johnny Lyons	Pass
3/15/2016	Fuel gas piping - Shut-off valves and approved locations.	CIC '17 013	Johnny Lyons	Pass
3/15/2016	Fuel gas piping - Concealed gas line.		Johnny Lyons	Pass
3/15/2016	Refrigeration system - Material.		Johnny Lyons	Pass
3/15/2016	Refrigeration system - Location		Johnny Lyons	Pass
3/15/2016	Refrigeration system - Joints and refrigerant containing part in plenum.		Johnny Lyons	Pass
3/15/2016	Refrigeration system - Piping insulation.		Johnny Lyons	Pass
Plumbing Code Compliance				
3/15/2016	The plumbing system for the proposed occupancy is suitable for intended use.		Johnny Lyons	Fail
3/15/2016	This occupancy requires drinking fountains to be installed.	IPC 403.1	Johnny Lyons	Fail
3/15/2016	Provide separate toilet rooms for male and female.	IPC 403.2	Johnny Lyons	Fail
3/15/2016	Install pressure reducing valve in main water service.	IPC 604.8	Johnny Lyons	Fail
3/15/2016	Install vacuum breakers on all hose bibbs.	IPC 608.11	Johnny Lyons	Fail
3/15/2016	Water heaters - Provide combustion air from outside.	IPC 504.5-504.6	Johnny Lyons	Pass
3/15/2016	Water heaters - Provide 3/4 T&P relief line using approved pipe.	IPC 502.4	Johnny Lyons	Pass

	ITEM	COMMENT	INSPECTOR	STATUS
Plumbing Code Compliance				
3/15/2016	Water heaters - Repair or replace vent with approved vent pipe.		Johnny Lyons	Pass
3/15/2016	Repair or replace water heater.	IPC 501.1	Johnny Lyons	Pass
3/15/2016	Water heaters - install thermal expansion device.	IPC 607.3	Johnny Lyons	Pass
3/15/2016	Change all water closets to elongated with open front seats.	IPC 420.2	Johnny Lyons	Pass
3/15/2016	Install privacy partitions for water closets and urinals.	IPC 310.4	Johnny Lyons	Pass
3/15/2016	Replace/repair water distribution pipe to comply with 2006 IPC.	IPC 601.1	Johnny Lyons	Pass
3/15/2016	Replace/repair drain waste vent system to comply with 2006 IPC.	IPC 701.1	Johnny Lyons	Pass
3/15/2016	Install double check valve assembly and certify device.	IPC 608.1	Johnny Lyons	Pass

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CASE NUMBER RZC2016-00014
GCID 2016-0502

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: JULY 5, 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.

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	Absent	Absent

On motion of Commissioner COMM. HUNTER, which carried a 4-0 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 O-R by LOGISTICS & ENGINEERING SOLUTIONS for a proposed LIVE/WORK UNIT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 28, 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 O-R is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Limited to development as a live/work unit with additional office space for occupancy by one tenant. Final site design shall be subject to review and approval by the Director of Planning and Development.
 - B. The existing structure and any new buildings, expansions or additions shall maintain a residential character and have front facades of primarily brick, stacked stone or shake with a minimum three-foot high brick or stacked stone water table on all sides of the home. No more than 25% fiber-cement shake or siding accents shall be allowed on the front facade. The balance of the structure may be the same, or fiber-cement siding or shake. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
 - C. Any existing, rehabilitated, proposed additions or expansion must be accessed internally from one unit to another via an enclosed heated space.
 - D. Total building floor area shall be limited to a maximum of 12,500 square feet of heated floor area.
 - E. All grassed areas shall be sodded.
2. To satisfy the following site development considerations:
 - A. Provide a 25-foot wide natural undisturbed buffer, except for approved perpendicular access and utility crossings, replanted where sparsely vegetated when adjacent to residentially-zoned property except along the proposed driveway and existing lake shoreline.
 - B. No more than three parking spaces may be provided in the front yard. All other required parking shall be in the rear yard.
 - C. 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 six feet in height.

- D. Dumpsters shall be screened by a 100% opaque brick wall. Hours of pickup shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m.
- E. 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. 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.
- G. Peddlers and/or parking lot sales 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: 8/23/11

ATTEST:

Wiana Kemp
County Clerk/Deputy County Clerk



EXHIBIT "A"

TRACT 1 -

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 5.00 ACRES AS SHOWN ON A PLAT OF SURVEY PREPARED FOR GENEVA W. MORRIS BY S. R. FIELDS, GWINNETT COUNTY SURVEYOR, REG. NO. 739, DATED JUNE 2, 1984 AND RECORDED IN PLAT BOOK 26, PAGE 39, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE.

LESS AND EXCEPT THAT TRACT OR PARCEL OF LAND CONVEYED BY GENEVA W. MORRIS TO THE GEORGIA DEPARTMENT OF TRANSPORTATION BY RIGHT OF WAY DEED DATED JANUARY 12, 2005 AND RECORDED ON JANUARY 18, 2005 IN DEED BOOK 41355, PAGE 233, GWINNETT COUNTY, GEORGIA RECORDS.

TRACT 2 -

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 155 OF THE 5TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, CONTAINING 0.5396 ACRES AND SHOWN AS TRACTS "A" AND "B" ON SURVEY FOR GENEVA W. MORRIS PREPARED BY MICHAEL A. POYSTON & ASSOCIATES, INC. DATED SEPTEMBER 9, 1995, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF OZORA ROAD (80-FOOT RIGHT OF WAY) WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 (100-FOOT RIGHT OF WAY); THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 IN NORTHWESTERLY DIRECTION FOR A DISTANCE OF 892.04 FEET TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE OF GEORGIA HWY. 20 RUN NORTH 59 DEGREES 17 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 268.90 FEET TO A POINT; THENCE SOUTH 49 DEGREES 36 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 149.88 FEET TO A POINT; THENCE NORTH 59 DEGREES 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 131.91 FEET TO A POINT; THENCE NORTH 22 DEGREES 28 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 512.20 FEET TO A POINT, WHICH IS THE PLACE OR POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 22 DEGREES 28 MINUTES 56 SECONDS WEST 356.97 FEET TO A 1/2" REBAR; RUN THENCE NORTH 22 DEGREES 27 MINUTES 07 SECONDS EAST 26.81 FEET TO AN IRON PIN; RUN THENCE SOUTH 43 DEGREES 47 MINUTES 51 SECONDS EAST 163.29 FEET TO A 1/2" REBAR; RUN THENCE SOUTH 22 DEGREES 43 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 217.00 FEET TO A POINT; THENCE SOUTH 63 DEGREES 27 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 74.81 FEET TO A POINT AND THE PLACE OR POINT OF BEGINNING.

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