

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 2018

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION: AUGUST 7, 2018

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. HEARD, 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 SALMA FERNANDEZ for the proposed use of AUTOMOBILE SALES (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on JUNE 26, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 7TH day of AUGUST 2018 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial and accessory uses, which may include automobile sales and service as special uses.
2. Abide by all applicable conditions of RZ-9I-009.
3. Outdoor sales, storage or display of merchandise other than automobile sales inventory (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
4. Automobiles shall only be parked on approved paved surfaces.
5. Any repair or servicing of vehicles for sale shall be conducted indoors.
6. Any new ground signage shall be limited to a monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum 2-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments. 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 8-feet in height.
7. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
8. 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 neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
9. 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.

10. Peddlers and/or parking lot sales (other than automobile sales inventory) shall be prohibited.
11. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
12. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/16/18

ATTEST:

Diane K...
County Clerk/Deputy County Clerk

The seal of Gwinnett County, Georgia, is circular. It features a central emblem with a stylized 'G' and 'C' intertwined. The words 'GWINNETT COUNTY' are written in a circle around the emblem, and 'GEORGIA' is at the bottom. The words 'EST. 1846' are on the left side.

BOOK 51872 PAGE 00538

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 12, 15th District, Gwinnet County, Georgia, being more particularly shown on that survey for Peter Berusch and Commercial Bank of Georgia prepared by W.W. Lester, Registered Land Surveyor, No. 2128, dated May 1, 1991, being more particularly described as follows:

Beginning at a point located on the southeasterly right-of-way line of U.S. Highway No. 29 (having a variable right-of-way) South 74 degrees 04 minutes 47 seconds West 599.24 feet from the intersection of the southeasterly right-of-way line of U.S. Highway 29 and the right-of-way line of Dixon Circle; thence running South 29 degrees 33 minutes 28 seconds East 287.10 feet to a point; thence running South 58 degrees 28 minutes 00 seconds West 15.00 feet to a point; thence running North 29 degrees 33 minutes 28 seconds West 292.40 feet to a point located on the southeasterly right-of-way line of U.S. Highway No. 29; thence running North 58 degrees 28 minutes 00 seconds East along the southeasterly right-of-way line of U.S. Highway No. 29, 29.25 feet to a point; thence running northeasterly along the southeasterly right-of-way line of U.S. Highway No. 29 and following the curvature thereof an arc distance of 120.72 feet to the point of beginning (said arc being subtended by a chord running North 60 degrees 58 minutes 59 seconds East 120.68 feet from the preceding point); said property containing 1.00 acre, more or less and being more particularly shown on the survey referenced above.

Together with that Joint Driveway Easement, recorded 06/17/1991, in Book 6592, Page 203.

Tax Parcel Identification Number: R5018254

US 29

2570 Lawrenceville Hwy #29

SUP 18037

3

APR 06 2018

Planning & Development

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 7, 2018

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	Nay

On motion of COMM. HUNTER, which carried a 4-1 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 & R-100 to RM-24 by MAHAFFEY PICKENS TUCKER, LLP for the proposed use as APARTMENTS 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 24, 2018 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 & R-100 to RM-24 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential apartments and accessory uses and structures, not to exceed 234 total units.
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 by the Zoning Board of Appeals.
 - B. Buildings shall be constructed with internal non-conditioned corridors (no open breezeways), with exterior treatments of a minimum 50 percent brick or stacked stone. The remainder of each building may be the same, and/or fiber-cement shake, siding, and/or board and batten in general accordance with the building elevations submitted at the June 5, 2018 Planning Commission meeting. Any building located within 200 feet of the right-of-way of Hillside Drive shall be a maximum of two stories. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - C. Garages or structured parking shall be provided for a minimum of ten percent of the units. Garages may be provided within two-story buildings with the second floor containing one or two residential "Carriage" units. Carriage units shall have direct, internal access to a garage below. Garage doors shall be decorative carriage-type doors.
 - D. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of five percent of units as three-bedrooms or larger.
 - E. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.
 - F. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
 - G. Natural vegetation shall remain on the property prior to issuance of a Development Permit.

- H. Provide a 20-foot wide natural undisturbed buffer along the property's southeasterly boundary line where adjacent to the school property (parcel number R5137 230) with an additional double staggered row of evergreen trees a maximum of eight feet in height at time of planting. Provide a 50-foot wide natural undisturbed buffer along the property's southwesterly boundary where adjacent to the church property (parcel number R5137 017). The buffers shall be enhanced where sparsely vegetated. Buffers shall include a minimum six-foot tall black vinyl-coated chain link fence.
- I. All disturbed grassed areas shall be sodded.
- J. All utilities shall be placed underground.
- K. Ground signage shall be limited to monument-type signs, and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- L. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- M. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right-of-way of Grayson Highway or Hillside Drive unless otherwise required by law.
- N. 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.
- O. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. No tents, canopies, temporary banniers, 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.
- Q. Detention ponds shall be located outside of the required buffers. Detention ponds shall include a six-foot tall black vinyl-coated chain link fence and landscaping so as to be screened from view of adjacent property or rights-of-way.
- R. Development shall include amenities for residents including a pool, patio, fire pits, and outdoor grilling stations.
- S. Residential units shall include hard surface (granite or quartz) countertops, nine-foot tall ceilings, and stainless steel refrigerators.

3. To abide by the following requirements, dedications and improvements:
- A. The development shall be limited to one curb cut on Hillside Drive and one curb cut on Grayson Highway (State Route 20).
 - B. Provide a left turn lane from Hillside Drive into the development.
 - C. Within 120 days of the issuance of the first certificate of occupancy in the development, contribute \$50,000 to Gwinnett County for 2017 SPLOST project M-1078 for traffic improvements on Webb Gin House Road.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/14/18

ATTEST:

Diane Kent
County Clerk/Deputy County Clerk



Legal Description

Hillside Drive

All that tract or parcel of land lying and being in Land Lot 137 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To Reach the TRUE POINT OF BEGINNING commence at a Right of Way monument found at the most easterly mitered intersection of the southwesterly Right of Way Georgia Highway 20 (Variable R/W) and the southeasterly Right of Way of Hillside Drive (Variable R/W); thence running along the southwesterly Right of Way Georgia Highway 20 (Variable R/W) the following courses: South 34° 46' 44" East a distance of 129.76 feet to an iron pin set; thence running along a curve to the left an arc length of 341.94 feet, (said curve having a radius of 5813.64 feet, with a chord bearing of South 28° 25' 09" East, and a chord length of 341.89 feet) to a point and the TRUE POINT OF BEGINNING; from point thus established and continuing along said Right of Way the following courses: running along a curve to the left an arc length of 362.30 feet, (said curve having a radius of 5813.64 feet, with a chord bearing of South 31° 53' 22" East, and a chord length of 362.24 feet); to a Right of Way monument found; thence North 63° 23' 35" East a distance of 2.51 feet to a Right of Way monument found; thence South 32° 57' 52" East a distance of 60.39 feet to an iron pin set; thence leaving said Right of Way South 60° 16' 06" West a distance of 512.32 feet to a 1/2" rebar found; thence South 60° 15' 01" West a distance of 233.05 feet to a 1/2" rebar found; thence North 31° 10' 40" West a distance of 937.72 feet to an iron pin set on the southeasterly Right of Way of Hillside Drive (Variable R/W); thence running along said Right of Way the following courses: North 61° 23' 56" East a distance of 233.04 feet to a 1/2" rebar found; thence North 60° 44' 09" East a distance of 263.87 feet to a point; thence leaving said Right of Way South 29° 00' 15" East a distance of 428.73 feet to a point; thence running along a curve to the left an arc length of 121.29 feet, (said curve having a radius of 77.00 feet, with a chord bearing of South 74° 07' 47" East, and a chord length of 109.13 feet) to a point; thence North 60° 44' 41" East a distance of 181.73 feet to the TRUE POINT OF BEGINNING. Said tract contains 12.904 Acres (562,116 Square Feet).

RZM '18 00 4

RECEIVED BY

FEB 02 2018

(Planning & Development)

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 7, 2018

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	Nay
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Nay

On motion of COMM. HUNTER, which carried a 3-2 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 OSC by JUNE IVEY DEVELOPMENT, LLC 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 JULY 24, 2018 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 RA-200 to OSC is hereby **APPROVED AS R-100** 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. The applicant/developer shall submit a revised Concept Plan meeting the standards of the R-100 zoning district for review and approval of the Director of Planning and Development.
 - B. The minimum heated floor area per dwelling unit shall be 2,400.
 - 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 two-foot high brick or stacked stone water table.
 - D. 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. Provide a centrally located open space within the development. Open Space to include a community park green space, recreational area features to include a pool, cabana, and playground. Amenity area pool and playground shall be located internal to the development. Design and location of green space to subject to review and approval of the Director of Planning and Development.
 - C. Provide a pedestrian connectivity plan. Plan must be approved by the Director of Planning and Development. No direct lot access shall be allowed onto June Ivey Road.
 - D. The June Ivey 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.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. All grassed areas on dwelling lots shall be sodded.

- G. All utilities shall be placed underground.
 - 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.
 - I. The Peevy Cemetery identified and delineated in the Boundary Delineation and Archaeologist report from RS Webb & Associates dated April 16, 2018 shall be protected with a decorative fence, 20-foot buffer around the perimeter of the site, and incorporated into permanent open space on the final plat. Location and design of protection measures shall be subject to review by the Director of Planning and Development and the Gwinnett Historical Society.
 - J. Provide a 50-foot temporary construction buffer along all exterior property lines. Buffer shall expire at Final Plat.
3. To abide by the following requirements, dedications and improvements:
- A. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study .
 - B. A left turn lane shall be provided at the project entrance.
 - C. Standard deceleration lane with appropriate taper and adequate right-of-way shall be provided at the project entrances.

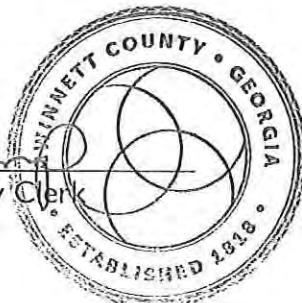
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 8/16/18

ATTEST:

D. S. K. Kemp
County Clerk/Deputy County Clerk



LAND DESCRIPTION
OVERALL
Parcels 5345 006 & 5346 004

All that tract or parcel of land lying and being in Land Lots 345 & 346 of the 5th Land District,, Gwinnett County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at Point at the Intersection of the Land Lot Line Common to Land Lots 325 & 345 and the Easterly Right-of-Way of Indian Shoals Road, 80' Right-of-Way, said point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and traveling along said Right-of-Way the following Four (4) courses and distances, along a curve to the left having a radius of 416.05 feet and arc length of 81.71 feet being subtended by a chord of North 07 degrees 03 minutes 08 seconds East for a distance of 81.58 feet to a Point; THENCE North 01 degrees 55 minutes 50 seconds East for a distance of 142.36 feet to a Point; THENCE along a curve to the right having a radius of 133.89 feet and arc length of 89.96 feet being subtended by a chord of North 22 degrees 08 minutes 22 seconds East for a distance of 88.28 feet to a Point; THENCE North 45 degrees 37 minutes 32 seconds East for a distance of 38.99 feet to a Point; THENCE leaving said Right-of-Way, South 37 degrees 55 minutes 53 seconds East for a distance of 1099.34 feet to a Point; North 49 degrees 31 minutes 53 seconds East for a distance of 1198.65 feet to a Point; THENCE South 32 degrees 36 minutes 59 seconds East for a distance of 1058.42 feet to a Point; THENCE North 59 degrees 12 minutes 38 seconds East for a distance of 239.80 feet to a Point; THENCE South 54 degrees 40 minutes 21 seconds East for a distance of 1105.28 feet to a Point; THENCE North 63 degrees 37 minutes 33 seconds East for a distance of 536.60 feet to a Point; THENCE South 42 degrees 27 minutes 13 seconds East for a distance of 679.98 feet to a Point on the County Line Common to Gwinnett & Walton Counties; THENCE along said County Line the following Two (2) courses and distances, South 44 degrees 04 minutes 33 seconds West for a distance of 342.83 feet to a Point; THENCE South 61 degrees 04 minutes 33 seconds West for a distance of 2670.06 feet to a Point at the Intersection of said County Line and the Land Lot Line Common to Land Lots 324 & 346; THENCE leaving said Intersection, South 60 degrees 41 minutes 08 seconds West for a distance of 712.20 feet to a Point; THENCE North 34 degrees 14 minutes 44 seconds West for a distance of 1182.51 feet to a Point; THENCE North 59 degrees 21 minutes 36 seconds East for a distance of 800.45 feet to a Point on the aforesaid Land Lot Line Common to Land Lots 324 & 346; THENCE along said Land Lot Line the following six (6) courses and distances, North 30 degrees 42 minutes 51 seconds West for a distance of 639.00 feet to a Point; THENCE North 49 degrees 38 minutes 32 seconds East for a distance of 10.60 feet to a Point; THENCE North 29 degrees 52 minutes 51 seconds West for a distance of 526.40 feet to a Point; THENCE South 38 degrees 55 minutes 28 seconds West for a distance of 18.19 feet to a Point; THENCE North 27 degrees 31 minutes 35 seconds West for a distance of 152.13 feet to a Point; THENCE North 29 degrees 16 minutes 47 seconds West for a distance of 912.11 feet to a Point on the aforesaid Intersection of the Land Lot Line Common to Land Lots 325 & 345 and the Easterly Right-of-Way of Indian Shoals Road, said point being **THE POINT OF BEGINNING**.

Said property contains 160.858 Acres.

RECEIVED BY

JAN 05 2018

RZR 18004

CASE NUMBER RZC2018-00011

GCID 2018-0752

GCID 2018-1082

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 O-I & NS to C-1 by JESSICA LANE for the proposed use as a COFFEE SHOP / RESTAURANT (BUFFER REDUCTION) 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 28, 2018 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 & NS to C-1 is hereby **APPROVED AS NS WITH A SPECIAL USE PERMIT** with the following enumerated conditions:

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

- A. Neighborhood shopping uses, which may include a coffee shop and limited service restaurant (sandwiches, salads, and similar small items) as a special use. Drive-through window service shall be prohibited.
- B. The exterior of the existing buildings shall be painted a neutral, non-white earth tone color. Any new buildings or major building renovation shall be of a brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development. New buildings shall be residential in appearance, constructed with pitched roofs and shall include at least two of the following features:
 - Steep sections of roof with at least six-in-twelve pitch
 - Dormers
 - Cupolas
 - Spires
 - Gables
- C. Outdoor dining area shall be limited to the side or rear of the building.

2. To abide by the following site development considerations:

- A. Provide a 25-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. Existing encroachments shall be allowed to remain and routine maintenance shall be permissible. The buffer shall be enhanced where sparsely vegetated. A wood privacy fence shall be maintained in good condition along the rear (northwestern) property line.

- B. Ground signage shall be limited to one externally-illuminated monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. Signage 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 six feet in height. Ground signage shall not be allowed along the western side of the Old Tucker Road frontage.
- C. 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. Wall signage shall not be internally-illuminated.
- D. 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.
- E. Billboards or oversized signs shall be prohibited.
- 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. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- H. Outdoor storage and outdoor speaker systems shall be prohibited.
- I. 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.
- J. Peddlers and/or parking lot sales shall be prohibited.

- K. 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: 9/4/18

ATTEST:

Daniel King
County Clerk/Deputy County Clerk



BX 14395 PG 0134

R6095 293

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, LYING AND BEING IN LAND LOT 95 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AT THE INTERSECTION OF THE NORTHWESTERLY SIDE OF (RELOCATED) OLD TUCKER ROAD (FKA STOVALL ROAD) AND THE NORTHEASTERLY SIDE OF OLD TUCKER ROAD, AS SHOWN AND DELINEATED ON PLAT OF SURVEY PREPARED FOR JESSICA LANE BY GA. LAND SURVEYING CO., INC., GEORGIA REGISTERED LAND SURVEYORS, DATED JUNE 18, 1997, SAID SURVEY BEING INCORPORATED HEREIN BY REFERENCE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID GA. LAND SURVEY AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY OF (RELOCATED) OLD TUCKER ROAD (FKA STOVALL ROAD), SAID IRON PIN LYING 653.89 FEET SOUTHWESTERLY OF THE INTERSECTION OF ROCKBRIDGE ROAD AND THE NORTHWESTERLY RIGHT OF WAY OF (RELOCATED) OLD TUCKER ROAD, AS MEASURED ALONG THE NORTHWESTERLY RIGHT OF WAY OF (RELOCATED) OLD TUCKER ROAD; RUN THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY OF (RELOCATED) OLD TUCKER ROAD, SOUTH 60 DEGREES 22' 44" WEST 150.00 FEET TO A 3/8" RBS AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE CONVEYED; THENCE FROM SAID TRUE POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT OF WAY, SOUTH 60 DEGREES 22' 44" WEST 31.52 FEET TO AN IRON PIN SET; THENCE ALONG AN ARC HAVING A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 45' 51" WEST 109.39 FEET AND AN ARC DISTANCE OF 111.97 FEET TO AN IRON PIN SET; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD TUCKER ROAD THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 48 DEGREES 35' 25" WEST AN ARC DISTANCE OF 118.63 FEET, THENCE NORTH 42 DEGREES 33' 25" WEST 98.14 FEET TO A 1" OTF; THENCE NORTH 60 DEGREES 03' 39" EAST 177.51 FEET TO A 3/8" RBS; THENCE SOUTH 33 DEGREES 23' 21" EAST 249.18 FEET TO THE TRUE POINT OF BEGINNING.

RECEIVED BY

MAY 04 2018

Planning & Development

RZC 18011

CASE NUMBER RZC2018-00012

GCID 2018-0753

GCID 2018-1089

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 M-1 by CYPRESS TRUCK LINES, INC. for the proposed use as a TRUCK STORAGE LOT 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 28, 2018 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 C-2 to M-1 is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 266 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin located on the southeasterly right-of-way line of Buford Highway (U.S. Route 23); thence South $33^{\circ}19'25''$ East 379.09' to an iron pin found; thence North $85^{\circ}24'02''$ West 106.01' to an iron pin set; thence North $89^{\circ}12'50''$ West 138.08' to an iron pin set; thence South $80^{\circ}09'20''$ West 74.06' to an iron pin set; thence North $41^{\circ}10'14''$ West 181.27' to a right-of-way monument found on said right-of-way of Buford Highway; thence continuing along said right-of-way North $53^{\circ}19'27''$ East 173.69' to an iron pin set; thence North $48^{\circ}17'54''$ East 118.50' to the point of beginning.

RZC 78012

RECEIVED

JAN 22 2018

2-28

CASE NUMBER SUP2018-00039

GCID 2018-0754

GCID 2018-1095

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: AUGUST 28, 2018

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 CYPRESS TRUCK LINES, INC. for the proposed use as a TRUCK STORAGE LOT 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 AUGUST 28, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of AUGUST 2018 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diane Kent
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 266 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin located on the southeasterly right-of-way line of Buford Highway (U.S. Route 23); thence South $33^{\circ}19'25''$ East 379.09' to an iron pin found; thence North $85^{\circ}24'02''$ West 106.01' to an iron pin set; thence North $89^{\circ}12'50''$ West 138.08' to an iron pin set; thence South $80^{\circ}09'20''$ West 74.06' to an iron pin set; thence North $41^{\circ}10'14''$ West 181.27' to a right-of-way monument found on said right-of-way of Buford Highway; thence continuing along said right-of-way North $53^{\circ}19'27''$ East 173.69' to an iron pin set; thence North $48^{\circ}17'54''$ East 118.50' to the point of beginning.

SUP 10 039

RECORDED

NOV 10 2018

CASE NUMBER RZM2018-00008
GCID 2018-0756
GCID 2018-1116

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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	Nay
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Nay
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. HEARD, which carried a 3-2 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-TH by COMFORT HOMES OF GEORGIA for the proposed use as TOWNHOUSES 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 28, 2018 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 RA-200 to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Attached townhouse dwellings and accessory uses not to exceed 32 units.
- B. The minimum heated floor area per unit shall be 1,600 square feet.
- C. All dwellings shall have front and sides of brick or stone and the rear may be the same material or wood siding, wood shake, real cedar shake or fiber cement type siding with a three-foot brick or stacked stone water table. The following building materials shall be prohibited: vinyl siding, stucco, and board and batten.
- D. A mandatory Homeowners Association shall be established and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots.
- E. All units 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. Provide a 40-foot buffer adjacent to all properties zoned RA-200.
- C. Provide a 25-foot wide landscaped setback and decorative fence along all exterior street frontages. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center). The street frontage shall be maintained by the Homeowners Association.
- 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. Detention pond(s) shall be designed and constructed in a manner which creates a visual amenity within the development. Concrete walls shall be prohibited. Any fencing shall be decorative in nature only. Final stormwater detention pond plans shall be subject to the review and approval of the Director of Planning and Development.
- H. Provide a six-foot high wooden, opaque fence along the southern property line that abuts Terrell Henry's property (Parcel ID 7177-033).
- I. Encroachments into the impervious stream buffer shall be allowed at the two locations shown on the site plan submitted at the August 28, 2018 Board of Commissioners Public Hearing.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diane H. King
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

3251 Cross Road, Buford, GA

All that tract or parcel of land lying in and being in Land Lot 177 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Commence at a PK nail set at the centerline intersection of Cross Road and Hallmark Lane NE, said intersection being the POINT OF COMMENCEMENT (P.O.C.); then proceed in the direction S42°28'39"W for a distance of 201.91' to a nail set in wall on the southeasterly right-of-way (R/W) line of Cross Road; said nail being the POINT OF BEGINNING (P.O.B.).

From the POINT OF BEGINNING, leaving said R/W proceed along the centerline of a stream in the southeasterly direction for a distance of 1220.90' to a point; then proceed along the centerline of a stream in the westerly direction for a distance of 412.49' to a point; then proceed in the direction N42°21'58"W for a distance of 756.59' to a ½" rebar found on the southeasterly R/W of Cross Road; then proceed along said R/W along an arc for 309.02' having a radius of 18733.41', a chord direction N57°24'15"E and a chord length for 309.01' to a point; said point being the POINT OF BEGINNING.

Said tract or parcel of land contains 6.136 acres and is shown in detail on a boundary and topographic survey for "3251 Cross Road" dated April 26, 2018, prepared by Genuine Mapping & Design.

RZM '18 00 8
RECEIVED
MAY 04 2018
Planning & Development

CASE NUMBER RZM2018-00012
GCID 2018-0841
GCID 2018-1132

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 C-2 to R-TH by 4RNJ2, LLC for the proposed use as TOWNHOUSES (BUFFER REDUCTION) 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 28, 2018 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 C-2 to R-TH is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diana
County Clerk/Deputy County Clerk





3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION – 4.18 ACRES


ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 138 of the 6th District, of Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point (Iron Pin Set, #4 Capped Re-Bar) located on the southwesterly right-of-way of Kenvilla Drive (50' R/W), and the northwesterly line of Land Lot 138, said point being the TRUE POINT OF BEGINNING;

THENCE, from said Point of Beginning thus established, proceed along said southwesterly right-of-way of Kenvilla Drive South $52^{\circ}02'56''$ East a distance of 180.97 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the northwesterly right-of-way of U.S. Highway #29/S.R. #8 (A.K.A. Lawrenceville Highway, R/W varies); Thence proceed along said right-of-way of Lawrenceville Highway South $44^{\circ}09'36''$ West a distance of 165.00 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed along said right-of-way of Lawrenceville Highway South $45^{\circ}50'24''$ East a distance of 6.46 feet to a point (Iron Pin Set, #4 Capped Re-Bar); Thence proceed along said right-of-way of Lawrenceville Highway South $44^{\circ}11'43''$ West a distance of 374.16 feet to a point (Iron Pin Found, #4 Re-Bar); Thence leaving said right-of-way proceed North $29^{\circ}01'31''$ West a distance of 470.63 feet to a point (Iron Pin Found, 3/4 inch Open-Top); Thence proceed North $60^{\circ}49'48''$ East a distance of 91.68 feet to a point (Iron Pin Found, 1-1/2 inch Open-Top); Thence proceed North $60^{\circ}25'22''$ East a distance of 292.50 feet to a point, said point being the POINT OF BEGINNING.

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

Tract described herein containing 4.18 acres of land (181,956 Square feet), more or less, described on a survey by Frontline Surveying & Mapping, Inc., job number 65121, dated 5/11/2018, also being known as 5835 Lawrenceville Highway according to the current system of numbering in Gwinnett County, Georgia.)


Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

RECEIVED BY

JUN 01 2018

Planning & Development

RZW 18012

CASE NUMBER RZM2018-00013
GCID 2018-0842
GCID 2018-1134

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 R-100 to R-TH by INTEGRITY DEVELOPMENT GROUP, LLC for the proposed use as TOWNHOUSES 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 28, 2018 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-TH is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



TRACT ONE

All that tract or parcel of land lying in and being in Land Lot 118 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the westerly line of Land Lot 118 and the southerly right of way of Sugarloaf Parkway (having a publicly dedicated, variable width right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said land lot line and continuing in a northeasterly direction along said right of way of Sugarloaf Parkway the following courses and distances: along a curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 175.86 feet, with a chord bearing of North 66 degrees 08 minutes 00 seconds East and a chord length of 175.81 feet to a 1/2 inch capped rebar found; along curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 102.92 feet, with a chord bearing of North 62 degrees 24 minutes 27 seconds East and a chord length of 102.91 feet to a 5/8 inch capped rebar set; North 61 degrees 01 minutes 56 seconds East a distance of 580.44 feet to a point; Thence leaving said right of way of Sugarloaf Parkway South 21 degrees 13 minutes 10 seconds West a distance of 55.85 feet to a point; Thence South 28 degrees 58 minutes 04 seconds East a distance of 115.00 feet to a point; Thence along a curve to the right, said curve having a radius of 313.00 feet, with an arc distance of 95.94 feet, with a chord bearing of South 20 degrees 11 minutes 12 seconds East and a chord length of 95.56 feet to a point; Thence South 64 degrees 34 minutes 29 seconds East a distance of 207.53 feet to a point; Thence South 22 degrees 57 minutes 28 seconds East a distance of 186.90 feet to a point in the centerline of Pughes Creek (said centerline of creek being the property line); Thence continuing along said centerline of creek the following courses and distances: North 88 degrees 59 minutes 36 seconds West a distance of 33.37 feet to a point; South 67 degrees 37 minutes 12 seconds West a distance of 39.07 feet to a point; South 43 degrees 53 minutes 15 seconds West a distance of 97.72 feet to a point; South 45 degrees 18 minutes 19 seconds West a distance of 303.78 feet to a point; South 41 degrees 04 minutes 10 seconds West a distance of 61.01 feet to a point; North 84 degrees 38 minutes 04 seconds West a distance of 65.05 feet to a point; North 57 degrees 03 minutes 19 seconds West a distance of 176.76 feet to a point; North 54 degrees 40 minutes 35 seconds West a distance of 69.83 feet to a point; Thence South 57 degrees 44 minutes 36 seconds West a distance of 38.15 feet to a point; South 57 degrees 44 minutes 36 seconds West a distance of 79.95 feet to a point; South 64 degrees 03 minutes 43 seconds West a distance of 88.91 feet to a point; South 76 degrees 33 minutes 07 seconds West a distance of 11.19 feet to a point; Thence leaving said centerline of creek North 29 degrees 02 minutes 55 seconds West a distance of 23.91 feet to a 3/4 inch open top pipe found; Thence North 29 degrees 02 minutes 55 seconds West a distance of 94.51 feet to a 1/2 inch rebar found; Thence North 30 degrees 00 minutes 21 seconds West a distance of 160.00 feet to a 1/2 inch rebar found; Thence North 30 degrees 01 minutes 20 seconds West a distance of 173.61 feet to a 1/2 inch rebar found; Thence North 30 degrees 00 minutes 51 seconds West a distance of 20.29 feet to a 5/8 inch capped rebar set at the intersection of the westerly line of Land Lot 118 and the southerly right of way of Sugarloaf Parkway, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 11.545 Acres (502,885 square feet).

6/20/2018 11:13

RECEIVED BY

JUN 01 2018

Planning & Development

CASE NUMBER RZM2018-00014
GCID 2018-0843
GCID 2018-1136

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 R-100 to RM-24 by HATHAWAY DEVELOPMENT, LLC for the proposed use as APARTMENTS 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 28, 2018 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 RM-24 is hereby **DENIED WITHOUT PREJUDICE**.

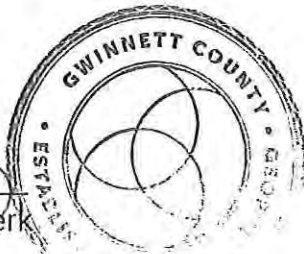
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



TRACT TWO

All that tract or parcel of land lying in and being in Land Lot 118 of the 5th district, Gwinnett County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the intersection of the westerly line of Land Lot 118 and the southerly right of way of Sugarloaf Parkway (having a publicly dedicated, variable width right of way), thence leaving said land lot line and continuing in a northeasterly direction along said right of way of Sugarloaf Parkway along a curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 175.86 feet, with a chord bearing of North 66 degrees 08 minutes 00 seconds East and a chord length of 175.81 feet to a 1/2 inch capped rebar found; along curve to the left, said curve having a radius of 2143.50 feet, with an arc distance of 102.92 feet, with a chord bearing of North 62 degrees 24 minutes 27 seconds East and a chord length of 102.91 feet to a 5/8 inch capped rebar set; North 61 degrees 01 minutes 56 seconds East a distance of 580.44 feet to a point, said point being the TRUE POINT OF BEGINNING.

Thence continuing along said right of way of Sugarloaf Parkway the following courses and distances: North 61 degrees 01 minutes 56 seconds East a distance of 301.55 feet to a concrete right of way marker found; along a curve to the left, said curve having a radius of 7699.44 feet, with an arc distance of 266.00 feet, with a chord bearing of North 60 degrees 02 minutes 33 seconds East and a chord length of 265.98 feet to a 5/8 inch capped rebar set; Thence North 59 degrees 03 minutes 10 seconds East a distance of 756.37 feet to a 5/8 inch capped rebar set; Thence leaving said right of way of Sugarloaf Parkway South 30 degrees 50 minutes 24 seconds East a distance of 736.03 feet to a point in the centerline of Pughes Creek (said centerline of creek being the property line); Thence continuing along said centerline of creek the following courses and distances: South 24 degrees 20 minutes 24 seconds West a distance of 10.68 feet to a point; South 41 degrees 20 minutes 39 seconds West a distance of 124.07 feet to a point; South 25 degrees 45 minutes 12 seconds West a distance of 57.87 feet to a point; South 49 degrees 15 minutes 49 seconds West a distance of 96.48 feet to a point; South 41 degrees 35 minutes 23 seconds West a distance of 72.25 feet to a point; South 34 degrees 46 minutes 03 seconds West a distance of 56.51 feet to a point; South 37 degrees 27 minutes 51 seconds West a distance of 64.12 feet to a point; South 48 degrees 09 minutes 40 seconds West a distance of 93.94 feet to a point; South 69 degrees 15 minutes 55 seconds West a distance of 72.56 feet to a point; North 89 degrees 28 minutes 32 seconds West a distance of 75.20 feet to a point; South 77 degrees 06 minutes 07 seconds West a distance of 81.68 feet to a point; South 84 degrees 49 minutes 38 seconds West a distance of 58.30 feet to a point; South 64 degrees 25 minutes 27 seconds West a distance of 42.91 feet to a point; South 82 degrees 15 minutes 10 seconds West a distance of 37.21 feet to a point; North 88 degrees 59 minutes 52 seconds West a distance of 66.34 feet to a point; North 79 degrees 37 minutes 00 seconds West a distance of 68.79 feet to a point; South 86 degrees 28 minutes 33 seconds West a distance of 201.67 feet to a point; South 73 degrees 49 minutes 00 seconds West a distance of 131.32 feet to a point; Thence leaving said centerline of creek North 22 degrees 57 minutes 28 seconds West a distance of 186.90 feet to a point; Thence North 64 degrees 34 minutes 29 seconds West a distance of 207.53 feet to a point; Thence along a curve to the left, said curve having a radius of 313.00 feet, with an arc distance of 95.94 feet, with a chord bearing of North 20 degrees 11 minutes 12 seconds West and a chord length of 95.56 feet to a point; Thence North 28 degrees 58 minutes 04 seconds West a distance of 115.00 feet to a point; Thence North 21 degrees 13 minutes 10 seconds East a distance of 55.85 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 23.980 Acres (1,044,560 square feet).

JUN 24 2018

11-10-17 10:48:00

CASE NUMBER RZR2018-00018
GCID 2018-0846
GCID 2018-1145

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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 O-I to R-100 by MARISOL C. ANGELINI for the proposed use as 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 28, 2018 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 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. Limited to use as a single-family detached dwelling and accessory uses and structures which may include a Personal Care Home with an appropriate Special Use Permit.
2. Additions to the existing building shall be finished with materials that match the existing building which may include brick or stacked stone, wood siding, wood shakes, or fiber cement type siding. Vinyl siding shall be prohibited.
3. Plantings and natural vegetation shall be maintained to the sides, and rear of the property as a visual screen.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diane K...
County Clerk/Deputy County Clerk



All that certain piece, parcel or lot of land lying and being in Land Lot 114 of the 6th District Gwinnett County, Georgia and being Lot 14 Survey for C.B. Whitmire recorded in Plat Book 296-B and more fully shown and designated on Boundary Survey for Marisol Angelini, dated 05/21/18 prepared by LRS Surveying (project 18-055) and having the following metes and bounds to wit.

Commencing at the centerline intersection of Rockbridge Road at Lilburn Stone Mountain Road, thence S 15°11'14" E 475.81' to a point on the Northern Right of Way of Rockbridge Road (RW varies) and being the Point of Beginning

thence turning and continuing along the Northern Right of Way of Rockbridge Road (RW varies) NORTH 21 DEGREES 25 MINUTES 30 SECONDS WEST a distance of 100.15' to a #5 rebar found;

thence turning and leaving said right of way and continuing along the line of N/F Smith (Deed Book 127 Page 204) NORTH 70 DEGREES 44 MINUTES 21 SECONDS EAST a distance of 512.49' to a #4 rebar found;

thence turning and continuing along the line of The Arbors, Block A (Plat Book 6 Page 263) SOUTH 25 DEGREES 01 MINUTES 20 SECONDS EAST a distance of 100.00';

thence turning and continuing along the line of N/F Shew (Deed Book 30862 page 102) SOUTH 70 DEGREES 40 MINUTES 23 SECONDS WEST a distance of 518.75' to the point of beginning and having an area of 1.181 acres (51,458 sq.ft.)

RECEIVED BY

MAY 30 2018

Planning & Development

CASE NUMBER SUP2018-00042
GCID 2018-0847
GCID 2018-1147

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION: AUGUST 28, 2018

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 MARISOL C. ANGELINI for the proposed use of 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 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 AUGUST 28, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 28TH day of AUGUST 2018 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a State licensed Family Personal Care Home, providing a residence and care for up to a maximum of eight individuals (clients) residing in the home.
2. Exterior signage advertising the facility shall be prohibited.
3. Prior to commencing the business, obtain all necessary permits to bring the dwelling and property up to code for the intended occupancy.
4. The Special Use Permit shall be valid for a period of two years, at which time the use shall cease or the Special Use Permit must be renewed. A copy of the State Inspection Report and any complaints registered with the County must be included with the renewal application.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____

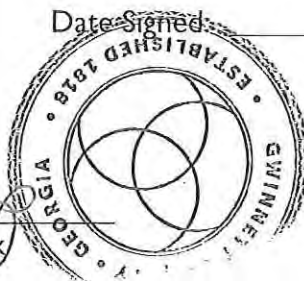
Charlotte J. Nash, Chairman

Date Signed: _____

9/4/18

ATTEST:

Diana K. Smith
County Clerk/Deputy County Clerk



Return Recorded Document to:
Ohlson & Medlock, LLC
6335 Amherst Court
Peachtree Corners, GA 30092
OM18.672

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made the 2nd day of May, 2018, between

John W. Hickinbotham and Jacqueline J. Hickinbotham,

party of the first part, and

Marisol C. Angelini and Martha Elena Chacon and Zoilamar Chacon,
as Joint Tenants with Right of Survivorship

party of the second part.

WITNESSETH That: the said party of the first part, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 114 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING LOT 14, SURVEY FOR C. B. WHITMIRE AS PER PLAT RECORDED IN PLAT BOOK 4, PAGE 296-B OF THE GWINNETT COUNTY, GEORGIA, RECORDS, AND BEING KNOWN AS 582 ROCKBRIDGE ROAD, LILBURN, GA 30247.

LESS AND EXCEPT THE PROPERTY CONVEYED TO GWINNETT BY VIRTUE OF THE FOLLOWING RIGHT-OF-WAY DEEDS (A) DATED NOVEMBER 9, 1988, AND RECORDED IN DEED BOOK 5200, PAGE 44; (B) DATED DECEMBER 21, 1988, AND RECORDED IN DEED BOOK 5255, PAGE 85; (C) DATED APRIL 17, 1990, AND RECORDED IN DEED BOOK 5990, PAGE 214, AND (D) DATED OCTOBER 31, 1994, AND RECORDED IN DEED BOOK 10865, PAGE 26, ALL GWINNETT COUNTY, GEORGIA RECORDS

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

RECEIVED

MAY 30 2018

SUP 18042

CASE NUMBER RZR2018-00023

GCID 2018-0852

GCID 2018-1149

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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. 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 to Amend the Official Zoning Map from RA-200 to R-100 by MARTHA BELLE 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 AUGUST 28, 2018 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-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as single-family detached dwellings and accessory uses and structures.
2. The minimum heated floor area per dwelling unit shall be 2,500 square feet for single-family homes.
3. A Land Disturbance Permit shall be required for the three new lots prior to issuance of any building permits for those lots and prior to any land disturbance activity on the property.
4. An Exemption Plan shall be submitted for review, approval, and recordation prior to the issuance of any building permits for all four lots.
5. Homes shall be constructed with three sides of brick and/or stacked stone. The balance of the home may be the same or of fiber-cement shake or siding with a three-foot brick or stone water table.
6. All dwellings shall have at least a double-car garage.
7. All grassed areas on dwelling lots shall be sodded.
8. Provide underground utilities throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____

Charlotte J. Nash, Chairman

Date Signed _____

9/4/18

ATTEST:

County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

BEGINNING at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 488.27 feet to a point located on the Southwesterly right-of-way of Holman Road (60' right-of-way), (said point also being referenced by a rebar found located South 39 degrees 24 minutes West, 3.35 feet) said point also being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1388.89 feet, a central angle of 11 degrees 27 minutes 38 seconds, and a chord of 277.35 feet bearing South 33 degrees 50 minutes 15 seconds East; thence Southeast along said Southwesterly right-of-way along said curve, a distance of 277.81 feet to a point; thence continuing along said Southwesterly right-of-way South 39 degrees 27 minutes 58 seconds East, a distance of 47.16 feet to an open top pin found; thence leaving said Southwesterly right-of-way South 38 degrees 07 minutes 44 seconds West, a distance of 511.11 feet to an open top pin found; thence North 46 degrees 45 minutes 01 second West, a distance of 183.00 feet to a disturbed rebar found located on the aforesaid Northeasterly right-of-way of Mineral Springs Road; thence North 11 degrees 16 minutes 10 seconds West along said Northeasterly right-of-way, a distance of 157.60 feet to a disturbed rebar found and the **POINT OF BEGINNING**.

Said described tract containing 3.647 acres (158,845.636 square feet), more or less.

W. C. H. H. H. H.

JUN 2 1972

RECORDED

NRK 18 023

CASE NUMBER RZR2018-00012
GCID 2018-0605
GCID 2018-1256

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

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

ADOPTION DATE: AUGUST 28, 2018

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. 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 to Amend the Official Zoning Map from RA-200 to OSC by PARKLAND COMMUNITIES, INC. for the proposed use as SINGLE-FAMILY SUBDIVISION (BUFFER REDUCTION) 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, this application previously appeared before the Gwinnett County Board of Commissioners at a public hearing on JULY 24, 2018 and the Board of Commissioners acted to approve the application with conditions; and

WHEREAS, amongst the conditions approved by the Board of Commissioners was a condition imposing a buffer adjacent to all neighboring properties; and

WHEREAS, at a meeting of the Gwinnett County Board of Commissioners on August 7, 2018, it was determined that Parkland Communities, Inc.'s Application to Amend the Official Zoning Map should be reconsidered to clarify the condition pertaining to the buffer to ensure that said condition was stated in terms that more accurately reflect the Board's intention; and

WHEREAS, on August 7, 2018, the Board of Commissioners resolved that the application should be re-advertised and the property reposted in order to rehear this matter at the next available public hearing in a timely manner; and

WHEREAS, a second public hearing was held by the Gwinnett County Board of Commissioners on AUGUST 28, 2018 at which hearing the applicant was present, no objections were filed, no one appeared in opposition and a motion was made to approve the application with conditions and to clarify condition 2. B related to the buffer.

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 OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family detached dwelling, and accessory uses and structures with a density not to exceed 2.3 units per acres.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,400 square feet for two-story homes.
 - C. Homes shall be constructed with front façades of 50 percent brick, and/or stacked stone. The balance of the home may be the same, or of fiber-cement or shake with a minimum two-foot brick or stacked stone water table on the sides.
 - D. All dwellings shall have at least a double-car garage.
 - E. Minimum lot width shall be 65 feet.
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. Provide a 50-foot conservation strip adjacent to all neighboring properties, as required by the Unified Development Ordinance with the exception of the southwest property line adjacent to Gwinnett County Public Schools where a buffer conservation strip shall be as indicated on the site plan presented at June 5, 2018 Planning Commission meeting. Trail easements and connections to Dacula Park shall be allowed within all conservation areas.
 - C. All primary conservation space shall remain undisturbed.
 - D. No part of any private lot shall contain undisturbed stream buffers.
 - E. The entire exterior street frontages and project entrance shall be landscaped by the developer along with decorative fence and maintained

by the Homeowners Association. Where feasible, provide a four to six foot high berm along the frontage of Fence Road. Entrance shall include a decorative masonry entrance feature. Landscape, fences, and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.

- F. A center pocket park or designated open space shall be maintained in the center of the residential development, and unpaved pedestrian connections to the primary and secondary conservation space shall be provided throughout the development. Final layout shall be subject to the review and approval of the Director of Planning and Development.
- G. Direct lot access to Fence Road shall be prohibited.
- H. All grassed areas on dwelling lots shall be sodded.
- I. Provide underground utilities throughout the development.
- J. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.
- K. Development shall include an amenity area as presented at the June 5, 2018 Planning Commission meeting and shall include at a minimum a pool, playground, and clubhouse cabana area.

3. To abide by the following requirements, dedications and improvements:

- A. Dedicate at no cost to Gwinnett County all necessary right of way/easements for a portion of the Rabbit Hill Greenway trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan and the requirements of the Unified Development Ordinance. Right of way/easement width and location shall be subject to review and approval by the Department of Community Services.
- B. Provide a minimum 6-foot wide asphalt paved path from the development's internal street network to Dacula Park's existing trail system, subject to the review and approval of the Gwinnett County Department of Community Services. The paved path installation shall be completed prior to approval of the Final Plat.

CASE NUMBER RZR2018-00012

GCID 2018-0605

GCID 2018-1256

- C. At no cost to Gwinnett County, provide a left turn lane into the development from Fence Road prior to the issuance of the first Certificate of Occupancy.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 9/4/18

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
TOTAL

All that tract or parcel of land lying and being in Land Lot 303 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a one-half inch rebar found at the Land Lot Corner common to Land Lots 302, 303, 306, and 307 of the 5th District of Gwinnett County, Georgia; Thence, along the land lot line common to Land Lots 302 and 303, South 59°26'19" West a distance of 439.02 feet to a one-half inch rebar found; Thence, leaving said land lot line, North 40°14'02" West a distance of 1038.56 feet to a rock found; Thence South 51°47'44" West a distance of 566.61 feet to a one-half inch rebar found; Thence North 38°10'11" West a distance of 1541.42 feet to a one-half inch rebar set on the southeastern right-way-line of Fence Road (having an 80' right-of-way); Thence, northeasterly along said right-of-way line, North 31°08'08" East a distance of 51.22 feet to a point; Thence North 31°13'22" East a distance of 407.36 feet to a point; Thence northeasterly along the arc of a curve to the right an arc distance of 191.87 feet, said arc having a radius of 2160.00 feet and being subtended by a chord bearing North 33°46'03" East and having a chord length of 191.81 feet to a point; Thence northeasterly along the arc of a curve to the right an arc distance of 91.82 feet, said arc having a radius of 11040.00 feet and being subtended by a chord bearing North 36°04'26" East and having a chord length of 91.81 feet to a point; Thence northeasterly along the arc of a curve to the left an arc distance of 237.66 feet, said arc having a radius of 1490.00 feet and being subtended by a chord bearing North 31°15'59" East and having a chord length of 237.41 feet to a point; Thence northeasterly along the arc of a curve to the left an arc distance of 412.12 feet, said arc having a radius of 3290.00 feet and being subtended by a chord bearing North 23°06'30" East and having a chord length of 411.85 feet to a point; Thence North 19°31'11" East a distance of 284.51 feet to a one-half inch rebar set on the southeastern right-way-line of Fence Road (having an 80' right-of-way), said point also being on the land lot line common to Land Lots 303 and 306 of the 5th District of Gwinnett County, Georgia; Thence, leaving said right-way line, South 30°07'32" East a distance of 2526.55 feet along said land lot line common to Land Lots 303 and 306 to a one-half inch rebar found; Thence, continuing along said land lot line, South 29°01'36" East a distance of 825.15 feet to a one-half inch rebar found at the Land Lot Corner common to Land Lots 302, 303, 306, and 307 of the 5th District of Gwinnett County, Georgia and the POINT OF BEGINNING.

Said parcel contains 69.5880 acres and is shown as TRACT "A" and TRACT "B" on that certain ALTA/NSPS Land Title Survey For: Parkland Communities, Inc., dated February 26, 2018, prepared by McNally & Patrick, Inc. and bearing the seal of Lloyd C. McNally, Jr., R.L.S. No. 2040.

RZR '18 012

RECEIVED BY

APR 06 2018

Planning & Development