

Gwinnett County Board of Commissioners' Resolutions  
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP  
Cases and Amendments acted upon in December 2018

CASE NUMBER CIC2018-00015  
GCID 2018-1499

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: DECEMBER 4, 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.

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

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On motion of COMM. HOWARD, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application by PB2 ARCHITECTURE + ENGINEERING to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 4<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. There shall be no buffer required along the east (rear) property line. Except for minor improvements as may be necessary to enhance water quality and detention capacity, the developer shall minimize disturbance and grading in the drainage easement along the eastern property line north of the detention pond.
2. Provide a 10-foot undisturbed buffer along the south property line. The undisturbed buffer shall be enhanced with additional plantings as needed and supplemented to the extent possible with a planted buffer of approximately 15 feet in width between the undisturbed buffer and the proposed parking lot and service drive. Plantings to enhance screening in both the undisturbed buffer and supplemental planted buffer shall consist of Yaupon Holly, Thuja Green Giant Arborvitae, Pine and Red Cedar or similar species with two staggered rows of evergreens, a minimum of six feet in height at the time of planting and spaced on 10-foot centers. The buffer plantings and fencing shall be installed within 90 days of the initial demolition of the building on the site. Landscape plan shall be subject to review and approval by the Director of Planning and Development.
3. Provide a 6-foot high opaque fence either along the south property line or near the property line in a location determined by the developer in consultation with County staff to maximize the effective screening of said fence. Portions of the fence may be located within the undisturbed or planted buffer to the extent such location maximizes the screening effect of said fence. Opaque fence shall be maintained and

repaired where damaged, and the vegetation along the fence area shall be enhanced, subject to review and approval of the Director of Planning and Development.

4. Truck deliveries shall be prohibited between midnight and 6:00am.
5. Peddlers and/or parking lot sales shall be prohibited.
6. No 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.
7. Metal sided or portable buildings shall be prohibited. The use of metal shipping containers for seasonal outdoor storage may be allowed, upon approval of a Special Use Permit for said use.
8. The parking lot shall be designed in a pedestrian friendly manner, incorporating at least one pedestrian walkway, a minimum of 4-feet wide, extending from the western parking spaces to the entrance(s) of the building. It is encouraged that the pedestrian walkway(s) be constructed of raised sidewalks or brick, although paint striping may be used. The design of the walkway shall be subject to review and approval of the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 169 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY VARIABLE RIGHT OF WAY OF ROCKBRIDGE ROAD AND THE EASTERLY VARIABLE RIGHT OF WAY OF JIMMY CARTER BOULEVARD (IF THE RIGHT OF WAY IS EXTENDED TO AN INTERSECTION) THENCE ALONG THE EASTERLY RIGHT OF WAY OF JIMMY CARTER BOULEVARD SOUTH 10 DEGREES 34 MINUTES 34 SECONDS A DISTANCE OF 219.23 FEET TO A 1/2 INCH REBAR FOUND. THENCE NORTH 84 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 10.05 FEET TO A 1/2 INCH REBAR FOUND, THENCE LEAVING THE RIGHT OF WAY OF JIMMY CARTER BOULEVARD NORTH 85 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 216.13 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 176.09 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 16 MINUTES 02 SECONDS EAST A DISTANCE OF 62.48 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF BFS RETAIL & COMM OPER LLC SOUTH 10 DEGREES 34 MINUTES 58 SECONDS EAST A DISTANCE OF 180.16 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 84 DEGREES 46 MINUTES 34 SECONDS EAST A DISTANCE OF 144.63 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 10 DEGREES 35 MINUTES 52 SECONDS WEST A DISTANCE OF 137.02 FEET 5/8 INCH REBAR SET WITH CAP ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 42 MINUTES 11 SECONDS EAST A DISTANCE OF 554.21 FEET 5/8 INCH REBAR SET WITH CAP; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF JACQUELINE GAIL G. GRANBERRY SOUTH 05 DEGREES 12 MINUTES 26 SECONDS EAST A DISTANCE OF 720.70 FEET TO A 1/2" REBAR FOUND; THENCE ALONG THE PROPERTIES OF LAKE FOREST SUBDIVISION AND TRANS MASTERS INC. SOUTH 70 DEGREES 37 MINUTES 02 SECONDS WEST A DISTANCE OF 634.32 FEET TO A POINT; THENCE NORTH 09 DEGREES 42 MINUTES 07 SECONDS WEST A DISTANCE OF 246.10 FEET TO A POINT; THENCE NORTH 25 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 28.62 FEET TO A POINT; THENCE NORTH 10 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 392.22 FEET TO A POINT; THENCE NORTH 89 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 190.49 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY BEING 567,795 SQUARE FEET OR 13.055 ACRES

2297474v1

CIC 18015



CASE NUMBER SUP2018-00059  
GCID 2018-1500

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 4, 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.

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

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On motion of COMM. HOWARD, which carried 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by PB2 ARCHITECTURE + ENGINEERING for the proposed use of OUTDOOR SALES, STORAGE OR DISPLAY (RETAIL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 4<sup>TH</sup> day of DECEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. The outdoor placement of metal shipping containers for seasonal storage shall be allowed from August 1<sup>st</sup> through December 31<sup>st</sup> every year, after which they shall be removed. The site is limited to no more than ten containers that shall be located on the south side or to the rear of the building (behind the front building plane), as shown on the plans dated August 22, 2018, and shall not occupy more than 25 parking spaces nor affect the driveway aisles. The containers shall not have any signage on them, and shall be painted a neutral color and shall be securely maintained at all times.
2. On-site commercial truck parking, truck idling or overnight truck parking is prohibited, other than when making deliveries to the building tenants. The property owner shall erect signs on the property informing truck drivers and others of the prohibition.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





### LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 169 OF THE 6TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE SOUTHERLY VARIABLE RIGHT OF WAY OF ROCKBRIDGE ROAD AND THE EASTERLY VARIABLE RIGHT OF WAY OF JIMMY CARTER BOULEVARD (IF THE RIGHT OF WAY IS EXTENDED TO AN INTERSECTION) THENCE ALONG THE EASTERLY RIGHT OF WAY OF JIMMY CARTER BOULEVARD SOUTH 10 DEGREES 34 MINUTES 34 SECONDS A DISTANCE OF 219.23 FEET TO A 1/2 INCH REBAR FOUND. THENCE NORTH 84 DEGREES 50 MINUTES 40 SECONDS EAST A DISTANCE OF 10.05 FEET TO A 1/2 INCH REBAR FOUND, THENCE LEAVING THE RIGHT OF WAY OF JIMMY CARTER BOULEVARD NORTH 85 DEGREES 11 MINUTES 33 SECONDS EAST A DISTANCE OF 216.13 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 176.09 FEET TO A 1/2 INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 16 MINUTES 02 SECONDS EAST A DISTANCE OF 62.48 FEET TO A 1/2 INCH REBAR FOUND; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF BFS RETAIL & COMM OPER LLC SOUTH 10 DEGREES 34 MINUTES 58 SECONDS EAST A DISTANCE OF 180.16 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 84 DEGREES 46 MINUTES 34 SECONDS EAST A DISTANCE OF 144.63 FEET 5/8 INCH REBAR SET WITH CAP; THENCE ALONG AFOREMENTIONED PROPERTY NORTH 10 DEGREES 35 MINUTES 52 SECONDS WEST A DISTANCE OF 137.02 FEET 5/8 INCH REBAR SET WITH CAP ON THE SOUTHERLY RIGHT OF WAY OF ROCKBRIDGE ROAD; THENCE ALONG SAID RIGHT OF WAY SOUTH 84 DEGREES 42 MINUTES 11 SECONDS EAST A DISTANCE OF 554.21 FEET 5/8 INCH REBAR SET WITH CAP; THENCE LEAVING THE RIGHT OF WAY OF ROCKBRIDGE ROAD AND RUNNING ALONG THE PROPERTY OF JACQUELINE GAIL G. GRANBERRY SOUTH 05 DEGREES 12 MINUTES 26 SECONDS EAST A DISTANCE OF 720.70 FEET TO A 1/2" REBAR FOUND; THENCE ALONG THE PROPERTIES OF LAKE FOREST SUBDIVISION AND TRANS MASTERS INC. SOUTH 70 DEGREES 37 MINUTES 02 SECONDS WEST A DISTANCE OF 634.32 FEET TO A POINT; THENCE NORTH 09 DEGREES 42 MINUTES 07 SECONDS WEST A DISTANCE OF 246.10 FEET TO A POINT; THENCE NORTH 25 DEGREES 58 MINUTES 38 SECONDS WEST A DISTANCE OF 28.62 FEET TO A POINT; THENCE NORTH 10 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 392.22 FEET TO A POINT; THENCE NORTH 89 DEGREES 27 MINUTES 13 SECONDS WEST A DISTANCE OF 41.18 FEET TO A POINT; THENCE NORTH 10 DEGREES 35 MINUTES 16 SECONDS WEST A DISTANCE OF 190.49 FEET TO A NAIL SET AT THE BASE OF A 1/2 INCH REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY BEING 567,795 SQUARE FEET OR 13.055 ACRES

SUP 18059





GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Out of Room	Abstained
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

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On motion of COMM. HUNTER, which carried 4-0-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-75 by MICHAEL J. CASWELL for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 27, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED AS OSC** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses, not to exceed 124 units, in general conformance with the site plan submitted at the November 27, 2018 Board of Commissioners meeting.
  - 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 primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum 2-foot brick or stacked stone water table. The first lot at the project entrance on the above referenced site plan shall be four-sided brick.
  - D. All dwellings shall have at least a double-car garage.
  - E. Minimum lot width shall be 70-feet, and no lot shall encroach into the undisturbed stream buffers or within 100 feet of the edge of pavement of Bold Springs Road.
  - F. Site plan shall be in general conformance with the plan presented at the November 27, 2018 Board of Commissioners meeting, including substantial common area at the front of the property, interior community green and pocket parks, tree save areas, and the existing lake to be preserved in the amenity area.



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. No direct lot access shall be allowed to Bold Springs Road.
  - C. All grassed areas shall be sodded.
  - D. All utilities shall be placed underground.
  - E. Natural vegetation shall remain on the property until the issuance of a development permit.
  - F. The Bold Springs 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. The Bold Springs Road frontage shall also include a black-stained four-board fence. Landscape, fencing and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
  - G. Developer shall install fencing along the northwestern property line of parcels R5326 002 and R3236 025 just inside the property line of parcel R5326 001, tying to existing fencing (where fencing is not installed or existing fencing is in disrepair), consistent with the material and construction of fencing on the adjoining parcel R5326 001. After installation, the owner of parcel R5326 001 shall be responsible for maintaining the fence.
  - H. Developer shall provide a 6-foot privacy fence along the property line of parcel R5326 005 from the point where that property line intersects with the common property line between Lots 36 and 37 (referring to the layout with 70-foot lots) and continues along the property line of parcel R5326 005 to a point that is perpendicular to the property line and 50-feet southwest from the northeast point of the rear of the proposed detention pond located next to Lot 33. The Homeowner's Association shall maintain such fence.

3. To abide by the following requirements, dedications and improvements:
- A. A left turn lane and deceleration lane shall be provided at the project entrance.
  - B. Coordinate with Gwinnett County Parks and Recreation and, if applicable, dedicate any easements and/or rights-of-way for future greenway trails.
  - C. The final plat shall contain language to notify homeowners that the subdivision is located in an area customarily used for the raising of cattle, chickens, hogs, horses and other farm animals which cause noise and odors typical of that type of area.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





### LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 256 OF THE 7<sup>TH</sup> LAND DISTRICT OF GWINNETT COUNTY, GEORGIA CONTAINING 58.55 ACRES OF LAND MORE OR LESS AS SHOWN ON THE BOUNDARY SURVEY FOR DWE INVESTMENTS, LLLP BY M.V. INGRAM ENTERPRISES, INC., DATED AUGUST 18, 2016 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF BOLD SPRINGS ROAD AND CAMMIE WAGES ROAD AND CONTINUING SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF BOLD SPRINGS ROAD 302.0 FEET TO AN IRON PIN SET (1/2" REBAR), SAID IRON PIN BEING **THE TRUE POINT OF BEGINNING**; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 59 DEGREES 56 MINUTES 18 SECONDS EAST, 1,739.97 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE SOUTH 30 DEGREES 03 MINUTES 42 SECONDS EAST 834.90 FEET TO AN IRON PIN SET (1/2" REBAR); THENCE NORTH 61 DEGREES 13 MINUTES 08 SECONDS EAST, 333.36 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF THE CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 63 DEGREES 42 MINUTES 36 SECONDS EAST, 215.75 FEET TO A POINT; THENCE NORTH 86 DEGREES 16 MINUTES 09 SECONDS EAST, 328.36 FEET TO A POINT; THENCE SOUTH 82 DEGREES 06 MINUTES 50 SECONDS EAST, 295.22 FEET TO A POINT; THENCE SOUTH 64 DEGREES 18 MINUTES 55 SECONDS EAST, 241.65 FEET TO A POINT; THENCE DEPARTING SAID CREEK CENTERLINE SOUTH 61 DEGREES 19 MINUTES 39 SECONDS WEST, 1,661.84 FEET TO A POINT IN THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF THE CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 54 DEGREES 03 MINUTES 15 SECONDS WEST, 234.39 FEET TO A POINT; THENCE SOUTH 77 DEGREES 22 MINUTES 48 SECONDS WEST, 202.51 FEET TO A POINT; THENCE NORTH 83 DEGREES 04 MINUTES 43 SECONDS WEST, 134.41 FEET TO A POINT; THENCE SOUTH 67 DEGREES 06 MINUTES 42 SECONDS WEST, 183.35 FEET TO A POINT; THENCE NORTH 77 DEGREES 57 MINUTES 39 SECONDS WEST, 339.25 FEET TO A POINT; THENCE SOUTH 45 DEGREES 18 MINUTES 21 SECONDS WEST, 224.47 FEET TO A POINT, SAID POINT BEING THE CENTERLINE OF THE CREEK AND BEING ALONG THE NORTHERLY MARGIN OF BOLD SPRINGS ROAD RIGHT-OF-WAY; THENCE DEPARTING SAID CREEK CENTERLINE AND CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 31 DEGREES 47 MINUTES 00 SECONDS WEST, 160.13 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 61 DEGREES 13 MINUTES 08 SECONDS EAST, 10.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, SAID CURVE BEING 816.36 FEET, HAVING A RADIUS OF 3064.52 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 54 MINUTES 07 SECONDS WEST, 813.95 FEET TO AN IRON PIN SET (1/2" REBAR), SAID IRON PIN BEING **THE TRUE POINT OF BEGINNING**.

RZR 18028

RECEIVED BY

JUL 20 2018

Planning & Development

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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

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On motion of COMM. HOWARD, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by CASGWYN CONSTRUCTION, LLC for the proposed use of 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 DECEMBER 18, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, 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: 1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 62 of the 6<sup>th</sup> District, Gwinnett County, containing 4.47 acres, as shown on a Boundary and Topographic Survey for 1949 Pucketts Drive SW, by Blue Landworks LLC, dated May 4, 2018, and being more particularly described as follows:

**BEGINNING** at an iron pin found, (1/2" rebar) on the west margin of the 80-foot public right-of-way of Pucketts Drive SW and having a State Plane coordinate of N-1392704.34 E-2315121.18 Georgia West zone. Said pin being **THE TRUE POINT OF BEGINNING**; Thence departing said right-of-way South 58 degrees 32 minutes 48 seconds West, 279.06 feet to an iron pin found (1/2" rebar); thence North 29 degrees 43 minutes 17 seconds West, 137.42 feet to an iron pin found (1/2" rebar with cap); thence North 29 degrees 47 minutes 35 seconds West, 482.32 feet to an iron pin found (1/2" rebar-disturbed); thence North 58 degrees 31 minutes 27 seconds East, 339.07 feet to an iron pin found (1/2" rebar); thence South 28 degrees 38 minutes 50 seconds East, 301.15 feet to an iron pin found (1/2" rebar); thence South 29 degrees 59 minutes 58 seconds East, 10.97 feet to an iron pin found (1/2" rebar) on the west margin of the 80-foot public right-of-way of Pucketts Drive SW; thence along said right-of-way 216.89 feet along the arc of a curve to the left, having a radius of 469.06 feet and a chord bearing and distance of South 15 degrees 38 minutes 58 seconds East, 214.96 feet to the **TRUE POINT OF BEGINNING**.

RECEIVED BY

MAY 04 2018

Planning & Development RZM '18 011



GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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

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On motion of COMM. HUNTER, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to R-TH by CKK DEVELOPMENT for the proposed use of 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 DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 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 64 units.
  - B. The minimum heated floor area per unit shall be 1,800 square feet.
  - C. A common area shall be provided as an amenity to the development and be centrally located.
  - D. All townhouses shall be designed with front facades of brick and/or stacked stone with minor accents of fiber-cement shake or siding. Remaining sides of the townhomes shall have sides and rears of the same, or of fiber-cement shake or siding with 3-foot brick or stacked stone water table.
  - E. A mandatory Homeowner's 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.
  - F. All units shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. Provide a 20-foot undisturbed buffer adjacent to parcel R5124 001.
  - B. Natural vegetation shall remain on the property until the issuance of a development permit.
  - C. The Rosebud Road frontage shall be landscaped and maintained by the Homeowner's Association, and shall include a landscaped entrance feature, a decorative wrought iron fence with brick columns spaced 30 feet on center and landscaping along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.

- D. All grassed areas on dwelling lots shall be sodded.
  - E. Underground utilities shall be provided throughout the development.
  - F. Detention pond(s) shall be designed and constructed in a manner which creates a visual amenity within the development. 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.
3. To abide by the following requirements, dedications, and improvements:
- A. A left turn lane shall be provided at the project entrance.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





L E G A L   D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 101 & 124 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE CENTERLINE INTERSECTION OF ROSEBUD ROAD AND COOPER ROAD; THENCE PROCEEDING SOUTH 02 DEGREES 43 MINUTES 27 SECONDS WEST 1558.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE along a curve to the right having a radius of 1869.86 feet and an arc length of 258.22 feet, being subtended by a chord of South 07 degrees 27 minutes 44 seconds West for a distance of 258.02 feet TO A POINT;

THENCE South 11 degrees 25 minutes 00 seconds West for a distance of 288.80 feet TO A POINT;

THENCE South 60 degrees 35 minutes 41 seconds West for a distance of 390.30 feet TO A POINT;

THENCE North 30 degrees 18 minutes 39 seconds West for a distance of 28.42 feet TO A POINT;

THENCE South 58 degrees 45 minutes 00 seconds West for a distance of 424.41 feet TO A POINT;

THENCE North 06 degrees 29 minutes 50 seconds East for a distance of 501.75 feet TO A POINT;

THENCE North 60 degrees 20 minutes 37 seconds East for a distance of 864.31 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

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

Said property contains 8.06 acres.

RZR '18 026

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Planning & Development



GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by TIM LANDERS for the proposed use of CLIMATE CONTROLLED SELF-STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Development shall be limited to a climate-controlled self-storage facility as a special use.
  - B. Buildings shall be of a brick, stacked stone and/or glass finish on the front and sides, and the rear shall be stucco/EFIS (as shown on the color elevations submitted at the December 4, 2018 Planning Commission meeting). Building exterior shall only utilize neutral earth tone colors. Exterior roll-up doors shall be prohibited. Final building elevations shall be submitted for review by the Director of Planning and Development.
  - C. Building shall be limited to two-stories in height.
  - D. Outdoor storage and truck rental shall be prohibited.
2. To abide by the following site development considerations:
  - A. The project shall meet Unified Development Ordinance setback requirements or the rear property line shall be dissolved and combined with adjacent property to the rear (south).
  - B. Required parking may be provided either on-site or on the adjacent self-storage and office parcels to the east and south (under common ownership), or apply for any necessary variance prior to issuance of a development permit.



- C. Provide a ten-foot wide landscaped strip adjacent to the Five Forks-Trickum Road right-of-way.
- D. Access shall be limited to the existing self-storage office driveway to the east, with no new curb cut permitted onto Five Forks-Trickum Road.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight-feet in height.
- G. 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.
- H. Signage and/or brightly painted walls or lighting may not be placed behind the building's windows for attracting attention or advertising to the public. 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.
- I. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- J. Billboards or oversized signs shall be prohibited.
- K. 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.

- L. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk





## EXHIBIT "A"

### LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL of land lying and being in District 6, Land Lot 90, Gwinnett County, Georgia, located off of Five Forks Trickum Road, as shown on the Exhibit titled "Rezoning Plan for Gwinnett Self Storage 3950 five Forks Trickum Road" prepared by Bullard Land Planning, Inc. Dated July 13, 2018 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the point where the eastern mitered R/W of Killian Hill Road intersects the Southern right-of-way of Five Forks Trickum Road. Thence along said southern right-of-way of Five Forks Trickum Road in a southeasterly direction +/- 1319.50' to an iron pin set that is the TRUE POINT OF BEGINNING. Thence continue along said right-of-way North 59 degrees 05 minutes 07 seconds East a distance of 46.85 feet to a point on said R/W; Thence continuing along said R/W along a curve to the right a distance of 63.15' to an iron pin set. Said curve has a radius of 6,370.98', a chord bearing of North 59 degrees 05 minutes 07 seconds East and a distance of 63.15'. Thence South 30 degrees 41 minutes 07 seconds East a distance of 285.45 feet to a 1/2" rebar found. Thence South 58 degrees 46 minutes 46 seconds West a distance of 99.91 feet to a 1/2" rebar found. Thence South 64 degrees 31 minutes 35 seconds West a distance of 10.28' feet to a 1/2" rebar found; Thence North 30 degrees 39 minutes 24 seconds West a distance of 285.20' feet to an iron pin set; WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 0.722 acres, more or less.

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RZC '18 016

Planning & Development

CASE NUMBER SUP2018-00056  
GCID 2018-1425

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by TIM LANDERS for the proposed use of CLIMATE CONTROLLED SELF-STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>TH</sup> day of DECEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Development shall be limited to a climate-controlled self-storage facility as a special use.
  - B. Buildings shall be of a brick, stacked stone and/or glass finish on the front and sides, and the rear shall be stucco/EFIS (as shown on the color elevations submitted at the December 4, 2018 Planning Commission meeting). Building exterior shall only utilize neutral earth tone colors. Exterior roll-up doors shall be prohibited. Final building elevations shall be submitted for review by the Director of Planning and Development.
  - C. Building shall be limited to two-stories in height.
  - D. Outdoor storage and truck rental shall be prohibited.
2. To abide by the following site development considerations:
  - A. The project shall meet Unified Development Ordinance setback requirements or the rear property line shall be dissolved and combined with adjacent property to the rear (south).
  - B. Required parking may be provided either on-site or on the adjacent self-storage and office parcels to the east and south (under common ownership), or apply for any necessary variance prior to issuance of a development permit.

- C. Provide a ten-foot wide landscaped strip adjacent to the Five Forks Trickum Road right-of-way.
- D. Access shall be limited to the existing self-storage office driveway to the east, with no new curb cut permitted onto Five Forks Trickum Road.
- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight-feet in height.
- G. 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.
- H. Signage and/or brightly painted walls or lighting may not be placed behind the building's windows for attracting attention or advertising to the public. 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.
- I. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- J. Billboards or oversized signs shall be prohibited.
- K. 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.



- L. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- M. Peddlers and/or parking lot sales shall be prohibited.
- N. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 11/3/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk





## EXHIBIT "A"

### LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL of land lying and being in District 6, Land Lot 90, Gwinnett County, Georgia, located off of Five Forks Trickum Road, as shown on the Exhibit titled "Rezoning Plan for Gwinnett Self Storage 3950 five Forks Trickum Road" prepared by Bullard Land Planning, Inc. Dated July 13, 2018 and more particularly described as follows:

TO LOCATE THE TRUE POINT OF BEGINNING commence at the point where the eastern mitered R/W of Killian Hill Road intersects the Southern right-of-way of Five Forks Trickum Road. Thence along said southern right-of-way of Five Forks Trickum Road in a southeasterly direction +/- 1319.50' to an iron pin set that is the TRUE POINT OF BEGINNING. Thence continue along said right-of-way North 59 degrees 05 minutes 07 seconds East a distance of 46.85 feet to a point on said R/W; Thence continuing along said R/W along a curve to the right a distance of 63.15' to an iron pin set. Said curve has a radius of 6,370.98', a chord bearing of North 59 degrees 05 minutes 07 seconds East and a distance of 63.15'. Thence South 30 degrees 41 minutes 07 seconds East a distance of 285.45 feet to a 1/2" rebar found. Thence South 58 degrees 46 minutes 46 seconds West a distance of 99.91 feet to a 1/2" rebar found. Thence South 64 degrees 31 minutes 35 seconds West a distance of 10.28' feet to a 1/2" rebar found; Thence North 30 degrees 39 minutes 24 seconds West a distance of 285.20' feet to an iron pin set; WHICH IS THE TRUE POINT OF BEGINNING. Said described tract containing 0.722 acres, more or less.

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SUP '18 056

Planning & Development

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to OSC by PRIME CONSULTING, INC. for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 150 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one-story homes and 2,400 square feet for two-story homes.
  - C. Homes shall be constructed with front facades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage. The garage doors shall be located behind the front façade front door facing the street of access.
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 an administrative variance or by the Zoning Board of Appeals, as appropriate.



- B. All primary conservation space shall remain undisturbed.
- C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
- D. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- E. No direct lot access shall be allowed onto Chandler Road or Sharpton Trail.
- F. The Chandler Road frontage and project entrance shall be landscaped and fenced by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape, fencing and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- G. An active amenity area shall be constructed in the center of the development as shown on the submitted site plan. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- H. Natural vegetation shall remain on the property until the issuance of a development permit.
- I. All grassed areas on dwelling lots shall be sodded.
- J. All utilities shall be placed underground.
- K. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.

3. Abide by the following requirements, dedications and improvements:
- A. Access into the development and any improvements to Chandler Road shall be per the Gwinnett County DOT requirements.
  - B. A sidewalk along the unpaved Sharpton Trail shall not be required.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Deane Sen  
County Clerk/Deputy County Clerk



### PROPERTY DESCRIPTION EXHIBIT

All that tract and parcel of Land lying and being in the 5<sup>th</sup> land district of Gwinnett County, Georgia a part of land lot 169 and 184, Containing 68.26 acres more or less, and more fully described as follows:

#### PARCEL 1A AND PARCEL 2A

To find the TRUE POINT OF BEGINNING, commence at the Southeast corner of land lot no. 169, which is the original corner of land lots 168, 169, 184, and 185, and running thence South 59 degrees 40 minutes 24 seconds West a distance of 43.85' to a point on the Southern right of way of Sharpton Trail (60 – foot right of way), said point being the TRUE POINT OF BEGINNING. Begin leaving said right of way, traveling South 59 degrees 40 minutes 24 seconds west a distance of 624.25' to a point; thence traveling North 30 degrees 19 minutes 16 seconds West a distance of 974.59' to a point; thence traveling North 29 degrees 57 minutes 45 seconds West a distance of 2,262.04' to a point on the centerline of a creek; thence traveling South Easterly to a point along the centerline of the creek branch 1115' more or less, which follows the direction of a Tie Line running South 86 degrees 31 minutes 19 seconds East a distance of 1025.03', to a point on the Southernmost right of way of Chandler Road (80-foot right of way); Traveling thence along said right of way line of Chandler Road, South 50 degrees 05 minutes 42 seconds East a distance of 56.76' to a point; thence traveling along said right of way line of Chandler Road, South 51 degrees 05 minutes 57 seconds East a distance of 113.42' to a point; thence traveling along said right of way line of Chandler Road along the arc of a counterclockwise curve, an arc distance of 229.18', having a radius of 3621.97, a chord bearing of South 53 degrees 58 minutes 47 seconds East, a chord distance of 229.14'; thence traveling along said right of way line of Chandler Road along the arc of a counterclockwise curve, an arc distance of 168.46', having a radius of 3104.02', a chord bearing of South 56 degrees 38 minutes 20 seconds East, a chord distance of 168.44'; thence traveling along said right of way line of Chandler Road, South 57 degrees 21 minutes 58 seconds East a distance of 422.84' to a point; thence traveling along said right of way line of Chandler Road along the arc of a clockwise curve, an arc distance of 419.57', having a radius of 2022.40', a chord bearing of South 49 degrees 21 minutes, 11 seconds East, a chord distance of 418.82'; thence traveling along said right of way line of Chandler Road South 43 degrees 46 minutes 07 seconds East a distance of 253.44' to a point that intersects with the North Western right of way line of Sharpton Trail (60 foot right of way); thence traveling along said right of way line of Sharpton Trail along the arc of a clockwise curve, an arc distance of 274.46', having a radius of 1374.13', a chord bearing of South 28 degrees 01 minutes 35 seconds West, a chord distance of 274.01'; thence traveling along said right of way line of Sharpton Trail South 35 degrees 17 minutes 20 seconds West a distance of 67.08'; thence traveling along said right of way line of Sharpton Trail along the arc of a clockwise curve, an arc distance of 241.02', having a radius of 1349.46', a chord bearing of South 41 degrees, 49 minutes, 17 seconds West, a chord distance of 240.70'; thence traveling along said right of way line of Sharpton Trail, South 49 degrees 21 minutes 35 seconds West a distance of 298.82'; thence traveling along said right of way line of Sharpton Trail, South 38 degrees 15 minutes 22 seconds West a distance of 33.11'; thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 239.36', having a radius of 197.67', a chord bearing of South 06 degrees 53 minutes 31 seconds West, a chord distance of 225'; thence traveling along said right of way line of Sharpton Trail, South 31 degrees 56 minutes 18 seconds East a distance of 215.50'; thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 309.28', having a radius of 589.37', a chord bearing of South 46 degrees 58 minutes 18 seconds East, a chord distance of 305.74'; thence traveling along said right of

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way line of Sharpton Trail, South 61 degrees 39 minutes 26 seconds East a distance of 46.87'; thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 34.46', having a radius of 330.47', a chord bearing of South 64 degrees 38 minutes 39 seconds East, a chord distance of 34.44'; thence traveling along said right of way line of Sharpton Trail along the arc of a clockwise arc, an arc distance of 35.57', having a radius of 573.33', a chord bearing of South 65 degrees 51 minutes 15 seconds East, a chord distance of 35.56' to the TRUE POINT OF BEGINNING.

#### **PARCEL 1B**

TOGETHER WITH a certain tract described as BEGINNING at the point that intersects with the South Eastern right of way of Sharpton Trail (60 foot right of way) and the Southern right of way of Chandler Road (80 foot right of way); thence traveling along said right of way line of Sharpton Trail, along the arc of a clockwise curve, an arc distance of 260.93', having a radius of 1434.13', a chord bearing of South 28 degrees 34 minutes 07 seconds West, a chord distance of 260.57'; thence traveling along said right of way line of Sharpton Trail, South 35 degrees 17 minutes 20 seconds West a distance of 68.61'; thence traveling along said right of way line of Sharpton Trail along the arc of a clockwise curve, an arc distance of 38.37', having a radius of 1409.46', a chord bearing of South 37 degrees 27 minutes 16 seconds West, a chord distance of 38.37'; Thence leaving said right of way traveling North 51 degrees 39 minutes 08 seconds East a distance of 265.90' to a point; Thence traveling North 03 degrees 02 minutes 35 seconds East a distance of 122.42' to a point on the Southern right of way line of Chandler Road. thence traveling along said right of way line of Chandler Road, North 44 degrees 21 minutes 16 seconds West a distance of 39.27' to a point at the BEGINNING of certain tract.

#### **PARCEL 2 B**

TOGETHER WITH a certain tract described as commencing at the Southeast corner of land lot no. 169, which is the original corner of land lots 168, 169, 184, and 185, and running thence North 30 degrees 09 minutes 32 seconds West a distance of 42.03' to a point on the Easterly right of way of Sharpton Trail (60 – foot right of way), said point being the BEGINNING of certain tract. Begin by leaving said right of way of Sharpton Trail traveling North 30 degrees 09 minutes 32 seconds West a distance of 702.36' to a point on the Eastern right of way of Sharpton Trail. Thence traveling along said right of way line of Sharpton Trail, South 38 degrees 15 minutes 22 seconds West a distance of 31.06'; Thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 166.32', having a radius of 137.67', a chord bearing of South 07 degrees 37 minutes 57 seconds West, a chord distance of 156.39'; Thence traveling along said right of way line of Sharpton Trail, South 31 degrees 56 minutes 18 seconds East a distance of 213.13'; Thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 277.97', having a radius of 529.37', a chord bearing of South 46 degrees 58 minutes 52 seconds East, a chord distance of 274.79'; Thence traveling along said right of way line of Sharpton Trail, South 61 degrees 39 minutes 26 seconds East a distance of 47.05'; Thence traveling along said right of way line of Sharpton Trail along the arc of a counterclockwise curve, an arc distance of 28.20', having a radius of 270.47', a chord bearing of South 64 degrees 38 minutes 39 seconds East, a chord distance of 28.19'; Thence traveling along said right of way line of Sharpton Trail along the arc of a clockwise curve, an arc distance of 28.78', having a radius of 633.33', a chord bearing of South 66 degrees 19 minutes 47 seconds East, a chord distance of 28.77' to a point at the BEGINNING of certain tract.

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Planning & Development

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-75 by HODGES FAMILY PROPERTIES for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses, not to exceed 38 units.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one-story homes and 2,400 square feet for two-story homes.
  - C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum 3-foot 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 an administrative variance or by the Zoning Board of Appeals, as appropriate.
  - B. No direct lot access shall be allowed from Prospect Road or Prospect Church Road.
  - C. All grassed areas shall be sodded.



- D. All utilities shall be placed underground.
  - E. Natural vegetation shall remain on the property until the issuance of a development permit.
  - F. The Prospect Road and Prospect Church Road frontages shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
  - G. A specimen tree concept plan and tree survey shall be required prior to the submittal of a development permit application.
  - H. Provide a 25-foot wide undisturbed buffer along the perimeter of the property, adjacent to residentially-zoned properties.
3. Abide by the following requirements, dedications and improvements:
- A. Dedicate a 20-foot right-of-way miter at the intersection of Prospect Road and Prospect Church Road, as depicted on the miter exhibit presented at the November 7, 2018 Planning Commission public hearing.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

### Tract 1 – 13.450 Acres

All that tract or parcel of land lying and being in Land Lot 55, 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the westerly right of way of Prospect Road (right of way varies) and the southerly right of way of Prospect Church Road (80' right of way), said point being the Point of Beginning. Proceed thence, along the westerly right of way of said Prospect Road, along the arc of a curve having a radius of 2603.90 feet a distance of 122.56 feet, said arc being subtended by a chord having a bearing of South 31 degrees 07 minutes 29 seconds East and a distance of 122.55 feet; thence, along the arc of a curve having a radius of 2603.90 feet a distance of 119.87 feet, said arc being subtended by a chord having a bearing of South 28 degrees 27 minutes 27 seconds West and a distance of 119.86 feet; thence, along the arc of a curve having a radius of 1106.72 feet a distance of 84.59 feet, said arc being subtended by a chord having a bearing of South 24 degrees 49 minutes 09 seconds East and a distance of 84.57 feet; thence, along the arc of a curve having a radius of 1106.72 feet a distance of 39.20 feet, said arc being subtended by a chord having a bearing of South 21 degrees 36 minutes 53 seconds East and a distance of 39.20 feet; thence, South 20 degrees 41 minutes 44 seconds East a distance of 285.03 feet; thence, along the arc of a curve having a radius of 1181.20 feet a distance of 60.28 feet, said arc being subtended by a chord having a bearing of South 22 degrees 08 minutes 38 seconds East and a distance of 60.27 feet; thence, along the arc of a curve having a radius of 1181.20 feet a distance of 150.06 feet, said arc being subtended by a chord having a bearing of South 27 degrees 14 minutes 42 seconds East and a distance of 149.96 feet; thence, along the arc of a curve having a radius of 1181.20 feet a distance of 177.03 feet, said arc being subtended by a chord having a bearing of South 35 degrees 12 minutes 02 seconds East and a distance of 176.87 feet; thence, leaving the westerly right of way of said Prospect Road, South 60 degrees 08 minutes 08 seconds West a distance of 591.08 feet; thence, North 30 degrees 06 minutes 42 seconds West a distance of 343.11 feet; thence, North 29 degrees 50 minutes 25 seconds West a distance of 542.75 feet to a point on the southerly right of way of said Prospect Church Road, thence, along the southerly right of way of said Prospect Church Road, North 46 degrees 34 minutes 54 seconds East a distance of 74.86 feet; thence, leaving the southerly right of way of said Prospect Church Road, South 29 degrees 50 minutes 40 seconds East a distance of 209.93 feet; thence, North 47 degrees 27 minutes 55 seconds East a distance of 210.48 feet; thence, North 29 degrees 58 minutes 49 seconds West a distance of 210.13 feet to a point on the southerly right of way of said Prospect Church Road; thence, along the southerly right of way of said Prospect Church Road, North 48 degrees 17 minutes 36 seconds East a distance of 236.38 feet; thence, along the arc of a curve having a radius of 2303.50 feet a distance of 144.68 feet, said arc being subtended by a chord having a bearing of North 46 degrees 29 minutes 35 seconds East and a distance of 144.66 feet to a point on the westerly right of way of said Prospect Road, said point being the Point of Beginning. Said tract or parcel of land contains 13.450 acres and is further described as Tract 1 on a

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RRR 18033

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Boundary Survey prepared by Carlan Land Surveyors for Prospect 20, dated July 13, 2018.

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7 2018

Planning & Development

RZR '18 055



GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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

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On motion of COMM. HEARD, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-75 by HODGES FAMILY PROPERTIES for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-75 is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses, not to exceed 10 units.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one-story homes and 2,400 square feet for two-story homes.
  - C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum 3-foot 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 an administrative variance or by the Zoning Board of Appeals, as appropriate.
  - B. No direct lot access shall be allowed from Prospect Road.
  - C. All grassed areas shall be sodded.
  - D. All utilities shall be placed underground.

- E. Natural vegetation shall remain on the property until the issuance of a development permit.
- F. The Prospect Road frontage shall be landscaped by the developer and maintained by the Homeowner's Association. Entrances shall include decorative masonry entrance features. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- G. A specimen tree concept plan and tree survey shall be required prior to the submittal of a development permit application.
- H. Provide a 25-foot wide undisturbed buffer along the perimeter of the property, adjacent to residentially-zoned properties.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane Henry  
County Clerk/Deputy County Clerk





## LEGAL DESCRIPTION

### Tract 2 – 5.337 Acres

All that tract or parcel of land lying and being in Land Lot 55, 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the westerly right of way of Prospect Road (right of way varies) and the southerly right of way of Prospect Church Road (80' right of way). Proceed thence, along the westerly right of way of said Prospect Road, along the arc of a curve having a radius of 2603.90 feet a distance of 122.56 feet, said arc being subtended by a chord having a bearing of South 31 degrees 07 minutes 29 seconds East and a distance of 122.55 feet; thence, along the arc of a curve having a radius of 2603.90 feet a distance of 119.87 feet, said arc being subtended by a chord having a bearing of South 28 degrees 27 minutes 27 seconds East and a distance of 119.86 feet; thence, along the arc of a curve having a radius of 1106.72 feet a distance of 84.59 feet, said arc being subtended by a chord having a bearing of South 24 degrees 49 minutes 09 seconds East and a distance of 84.57 feet; thence, along the arc of a curve having a radius of 1106.72 feet a distance of 39.20 feet, said arc being subtended by a chord having a bearing of South 21 degrees 36 minutes 53 seconds East and a distance of 39.20 feet; thence, South 20 degrees 41 minutes 44 seconds East a distance of 285.03 feet; thence, along the arc of a curve having a radius of 1181.20 feet a distance of 60.28 feet, said arc being subtended by a chord having a bearing of South 22 degrees 08 minutes 38 seconds East and a distance of 60.27 feet; thence, along the arc of a curve having a radius of 1181.20 feet a distance of 150.06 feet, said arc being subtended by a chord having a bearing of South 27 degrees 14 minutes 42 seconds East a distance of 149.96 feet; thence, along the arc of curve having a radius of 1181.20 feet a distance of 177.03 feet, said arc being subtended by a chord having a bearing of South 35 degrees 12 minutes 02 seconds East and a distance of 176.87 feet; thence, leaving the westerly right of way of said Prospect Road, North 23 degrees 06 minutes 23 seconds East a distance of 68.00 feet to a point on the easterly right of way of said Prospect Road, said point being the Point of Beginning. Proceed thence, leaving the easterly right of way of said Prospect Road, North 59 degrees 41 minutes 08 seconds East a distance of 527.84 feet; thence, South 26 degrees 44 minutes 33 seconds East a distance of 475.41 feet; thence, South 60 degrees 08 minutes 39 seconds West a distance of 184.47 feet; thence, South 60 degrees 08 minutes 04 seconds West a distance of 320.44 feet to a point on the easterly right of way of said Prospect Road; thence, along the easterly right of way of said Prospect Road, along the arc of a curve having a radius of 545.75 feet a distance of 119.46 feet, said arc being subtended by a chord having a bearing of North 13 degrees 48 minutes 51 seconds West and a distance of 119.22 feet; thence, along the arc of a curve having a radius of 545.75 feet a distance of 192.42 feet, said arc being subtended by a chord having a bearing of North 30 degrees 11 minutes 07 seconds West and a distance of 191.42 feet; thence, North 40 degrees 07 minutes 54 seconds West a distance of 120.76 feet; thence, along the arc of a curve having a radius of 1121.20 feet a distance of 46.31 feet, said arc being subtended by a chord having a bearing of North 39 degrees 02 minutes 35 seconds West and a distance of 46.31 feet, said point being the Point of Beginning. Said tract or parcel of

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SEP 07 2003

SEP 16 035

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land contains 5.337 acres and is further described as Tract 2 on a Boundary Survey prepared by Carlan Land Surveyors for Prospect 20, dated July 13, 2018.

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SEP 07 2013

Planning & Development

PER 12 035

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

---

	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 MOD to OSC by TINA CHAFIN for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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



WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 MOD to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 48 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one-story homes and 2,200 square feet for two-story homes.
  - C. Homes shall have front facades of brick, stacked stone or a combination thereof, with minor architectural accents of stucco, cedar shake or fiber cement siding. The remaining facades (sides and rear) of the homes shall be the same, or of fiber-cement shake/siding and/or board and batten with a minimum 2-foot brick or stacked stone water table.
  - D. All homes 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 an administrative variance or by the Zoning Board of Appeals, as appropriate.
  - B. All primary conservation space shall remain undisturbed.
  - C. Building lots shall not be located within any required stream buffers.
  - D. Natural vegetation shall remain on the property until the issuance of a development permit.

- E. The Holman Road street 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.
- F. A pocket park or designated secondary open space shall be added in the center of the development, and unpaved pedestrian connections to the primary conservation areas shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- G. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- H. No direct lot access shall be allowed to Holman Road.
- I. All grassed areas on dwelling lots shall be sodded.
- J. All utilities shall be placed underground.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diana Kent  
County Clerk/Deputy County Clerk



### PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Duncan's Creek District (G.M.D. 1749) of Gwinnett County, Georgia containing 23.467 acres, more or less, and being more particularly described as follows:

COMMENCING at the centerpoint of the intersection of Holman Road said right-of-way having an apparent width of 60 feet and Holman Place Drive; thence running N25°03'56"W a distance of 102.20 feet to a point on the northeasterly right-of-way line of Holman Road, said point being the TRUE POINT OF BEGINNING; from the point of beginning as thus established, continue along said right-of-way of Holman Road N41°47'34"W a distance of 109.17 feet to a point; thence along a curve to the left having a radius of 1,462.39 feet, an arc length of 94.54 feet said arc being subtended by a chord bearing of N43°38'24"W a distance of 94.52 feet to a point; thence N45°29'31"W a distance of 180.73 feet to a point; thence along a curve to the right having a radius of 1,402.39 feet, an arc length of 128.93 feet said arc being subtended by a chord bearing of N42°51'29"W a distance of 128.89 feet to a point; thence N40°13'28"W a distance of 19.55 feet to a point; thence leaving said right-of-way and running N31°08'03"E a distance of 1,303.46 feet to a 1/2 inch rebar found; thence N57°14'20"E a distance of 313.79 feet to a 1/2 inch rebar found on the centerline of a creek; thence running along the centerline of said creek and following the meanderings thereof in a generally southerly direction a distance of 1,732 feet to a point on the westerly right-of-way line of Hog Mountain Road said right-of-way having an apparent width of 80 feet; thence continuing along said right-of-way line S19°55'13"W a distance of 44.33 feet to a point on the centerline of a creek; thence departing said right-of-way line and running in a generally northwesterly direction along said creek and following the meanderings thereof a distance of 616 feet to a point; thence leaving said creek and running S53°37'22"W a distance of 154.22 feet to a point; thence S77°16'01"W a distance of 253.57 feet to a 1.5 inch rod; thence S14°54'08"W a distance of 296.86 feet to a point on the northerly right-of-way line of Holman Road, said point being the TRUE POINT OF BEGINNING.

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SEPT 17, 2018  
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RZR2018-00034



GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 & C-2 to OSC by ALPHONSA HOMES INC. for the proposed use of a SINGLE-FAMILY SUBDIVISION on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 & C-2 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 19 lots.
  - B. The site layout, lot dimensions, road frontage and alley/street design shall be permitted as shown on the submitted site plan.
  - C. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
  - D. 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 three-foot high brick or stacked stone water table.
  - E. All dwellings shall have at least a double-car garage. All garages shall be rear entry, with alley access.
2. To satisfy the following site development considerations:
  - A. Provide a centrally located open space/pocket park within the development. Open Space to include a community park green space located centrally to the homes within the development. Design and location of green space to subject to review and approval of the Director of Planning and Development.
  - B. All primary conservation space shall remain undisturbed.
  - C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
  - D. No direct lot access shall be allowed onto Rosebud Road.

- E. The Rosebud 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.
  - F. Natural vegetation shall remain on the property until the issuance of a development permit.
  - G. All grassed areas on dwelling lots shall be sodded.
  - H. All utilities shall be placed underground.
  - I. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.
  - J. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
  - K. 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.
3. The development shall be restricted to occupancy by residents aged 55 years or older.

## GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane K. [Signature]  
County Clerk/Deputy County Clerk





Proposed OSC Zoning Legal Description

All that tract or parcel of land lying and being in Land Lot 275 of the 4<sup>th</sup> District of Gwinnett County and Walton County, Georgia and being more particularly described as follows:

COMMENCING at a concrete monument found at the intersection of the northeasterly right of way of Centerville-Rosebud Road (100 foot right of way) and the easterly right of way of Rosebud-Grayson Road (80 foot right of way); THENCE along the right of way of Rosebud-Grayson Road North 04 degrees 39 minutes 40 seconds West for a distance of 499.11 feet to a ½ inch rebar found; said point being the **POINT OF BEGINNING**;

THENCE continuing along the right of way of Rosebud-Grayson Road the following two courses and distances along a curve turning to the right and having a radius of 2009.41 feet, an arc length of 325.76 feet, and being subtended by a chord bearing of North 02 degrees 38 minutes 38 seconds West for a distance of 325.40 feet to a ½ inch rebar; THENCE North 00 degrees 52 minutes 26 seconds East for a distance of 50.01 feet to a point; THENCE leaving the said right of way South 89 degrees 07 minutes 40 seconds East for a distance of 177.18 feet to a point; THENCE North 00 degrees 24 minutes 07 seconds East for a distance of 427.79 feet to a point on the centerline of Brushy Fork Creek; THENCE continuing along the centerline of Brushy Fork Creek the following four courses and distances North 89 degrees 34 minutes 57 seconds East for a distance of 19.54 feet to a point; THENCE North 74 degrees 50 minutes 05 seconds East for a distance of 138.88 feet to a point; THENCE North 61 degrees 49 minutes 35 seconds East for a distance of 124.39 feet to a point; THENCE North 44 degrees 21 minutes 34 seconds East for a distance of 143.16 feet to a point; THENCE leaving the centerline of Brushy Fork Creek South 30 degrees 03 minutes 25 seconds East for a distance of 793.74 feet to a 1 inch rebar found; THENCE South 30 degrees 03 minutes 49 seconds East for a distance of 282.84 feet to a ½ inch rebar found; THENCE South 86 degrees 28 minutes 14 seconds West for a distance of 1070.51 feet to a ½ inch rebar found on the right of way of Rosebud-Grayson Road, said point being the **POINT OF BEGINNING**.

This contains 14.55 acres or 633807 square feet.

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DATE

2009-10-20

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to C-2 by MOHAMAD SAMNANAI for the proposed use of a CONVENIENCE STORE WITH FUEL PUMPS (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 DECEMBER 18, 2018 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>th</sup> day of DECEMBER 2018, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Debra Henry  
County Clerk/Deputy County Clerk





#### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 43 of the 7<sup>th</sup> Land District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a nail found at the intersection of the westerly right of way of Sugarloaf Parkway (right of way varies) and the southeasterly right of way of Atkinson Road (right of way varies) and the TRUE POINT OF BEGINNING; THENCE along said right of way of Atkinson Road the following (4) courses and distances: North 89 Degrees 14 Minutes 13 Seconds West a distance of 58.57 feet to a nail found; thence South 48 Degrees 11 Minutes 01 Second West a distance of 89.08 feet to a nail found; thence South 01 Degrees 10 Minutes 42 Seconds West a distance of 59.00 feet to a point; thence North 79 Degrees 52 Minutes 32 Seconds West a distance of 65.31 feet to a point along the right of way of Atkinson Road; thence South 56 Degrees 14 Minutes 07 Seconds West a distance of 24.91 feet to a point; thence continuing along said right of way along a curve turning to the right having an arc length of 55.60 feet with a radius of 300.43 feet, being subtended by a chord bearing of South 68 Degrees 11 Minutes 20 Seconds West a distance of 55.52 feet to a point on the original centerline of Atkinson Road; thence continuing along said right of way along a curve turning to the right having an arc length of 22.40 feet with a radius of 300.43 feet, being subtended by a chord bearing of South 75 Degrees 37 Minutes 37 Seconds West a distance of 22.39 feet to a point; thence South 12 Degrees 24 Minutes 33 Seconds West a distance of 35.79 feet to an iron pin set; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 31.20 feet to a point; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 47.13 feet to a point; thence South 79 Degrees 59 Minutes 33 Seconds East a distance of 83.68 feet to a point; thence along a curve turning to the left having an arc length of 120.62 feet with a radius of 1,577.00 feet, being subtended by a chord bearing of South 82 Degrees 11 Minutes 15 Seconds East a distance of 120.59 feet to a point; thence running North 35 Degrees 18 Minutes 08 Seconds West a distance of 55.94 feet to a point; thence running North 35 Degrees 18 Minutes 08 Seconds West a distance of 61.16 feet to a nail found; thence running North 11 Degrees 26 Minutes 57 Seconds West a distance of 41.10 feet to a point along the right of way of Sugarloaf Parkway (Right of Way varies); thence running along said right of way North 54 Degrees 33 Minutes 52 Seconds West a distance of 32.54 feet to a nail found; thence continuing along said right of way along a curve turning to the right having an arc length 146.10 feet with a radius of 1,014.93 feet, being subtended by a chord bearing of North 50 Degrees 26 Minutes 25 Seconds West a distance of 145.97 feet to a nail found at the intersection of the westerly right of way of Sugarloaf Parkway (right of way varies) and the southeasterly right of way of Atkinson Road (right of way varies) and the POINT OF BEGINNING.

Said property consists of Tract 1, containing 0.585 acres, Tract Two, containing 0.404 acres, and Tract Four, containing 0.510 Acres, all as more fully shown on that certain survey for Larry Hudson dated April 6, 2002.

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Planning & Development

RZC 18019

CASE NUMBER SUP2018-00063  
GCID 2018-1665

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by JP ALFONSO STUDIOS, LLC for the proposed use of a TATTOO PARLOR (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 DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>TH</sup> day of DECEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include tattoo and body piercing studio as a Special Use.
2. The existing building shall be painted a neutral color (non-white earth tone) prior to issuance of a certificate of occupancy. The exterior treatment of the building shall be subject to review and approval by the Director of Planning and Development.
3. A six (6) foot tall opaque wooden fence shall be installed along the rear property line prior to issuance of a certificate of occupancy. Final fence location and design shall be subject to review and approval by the Director of Planning and Development.
4. The hours of operation of the tattoo and body piercing studio shall be from 10:00 am to 8:00 pm, Tuesdays through Saturdays.
5. 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.
6. 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.



7. Ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed six feet in height.
8. Peddlers and/or parking lot sales shall be prohibited.
9. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. 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.

## GWINNETT COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_

Charlotte J. Nash, Chairman

Date Signed: \_\_\_\_\_

1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



11/25/2013 10:10 FAX

001

T-358 P.008/008 F-522

Jun-08-2006 10:48am From

**EXHIBIT "A"**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, AS SHOWN ON A SURVEY FOR RAINER D. SCOTT PREPARED BY CHARLES E. RUPPE, C.R.L.S., DATED NOVEMBER 4, 1992, SAID TRACT BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:**

**BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD 181.47 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD WITH THE NORTHWESTERLY SIDE OF ROCKBRIDGE SCHOOL ROAD, RUN THENCE NORTH 61 DEGREES 03 MINUTES 06 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD A DISTANCE OF 60.28 FEET TO AN IRON PIN; RUN THENCE NORTH 53 DEGREES 02 MINUTES 34 SECONDS EAST A DISTANCE OF 39.92 FEET TO AN IRON PIN; RUN THENCE SOUTH 53 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 164.09 FEET TO AN IRON PIN LOCATED AT THE POINT OF BEGINNING.**

- 1. EASEMENT FROM J.L. GRAVES, SR. TO GEORGIA POWER COMPANY DATED AUGUST 2, 1965, RECORDED IN DEED BOOK 238, PAGE 334, GWINNETT COUNTY, GEORGIA RECORDS.**
- 2. EASEMENT FROM J.L. GRAVES, SR. TO GEORGIA POWER COMPANY DATED APRIL 15, 1968, RECORDED IN DEED BOOK 292, PAGE 600, AFORESAID RECORDS.**
- 3. EASEMENT CONTAINED IN WARRANTY DEED FROM J.L. GRAVES TO STANDARD OIL COMPANY DATED OCTOBER 12, 1970, RECORDED IN DEED BOOK 365, PAGE 382, AFORESAID RECORDS.**
- 4. RIGHT OF WAY DEED FROM B & C ENTERPRISES, INC. TO DEPARTMENT OF TRANSPORTATION DATED MARCH 27, 1991, RECORDED IN DEED BOOK 6455, PAGE 107, AFORESAID RECORDS.**

Being that parcel of land conveyed to LEVINSON, LLC from RAINER D. SCOTT by that deed dated 03/20/1999 and recorded 08/23/1999 in deed book 19040, at page 297 of the GWINNETT County, GA Public Registry.

SUP '18.063  
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SEP 28 2018

Planning & Development



CASE NUMBER SUP2018-00064  
GCID 2018-1666

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BERNADINO D'ALMEIDA for the proposed use of AUTOMOBILE REPAIR AND AUTOMOBILE BODY REPAIR on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and



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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>TH</sup> day of DECEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to light industrial uses, which may include automobile repair and automobile body repair as special uses. Salvage/junk yard operations shall be prohibited. No vehicle sales of any kind shall occur at this location.
2. Salvage of inoperable vehicles and outdoor storage of automotive parts or tires shall be prohibited. No inoperable vehicles shall be stored on the property for more than ten days. Any vehicles abandoned by their owners, whether before or after repair, shall be removed from the property within five days after they become abandoned under State and/or County law.
3. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
4. The property owner shall stripe parking spaces in accordance with Gwinnett County parking standards. All vehicles must be parked in a striped parking space on a paved surface.
5. All vehicles awaiting repair shall be parked in the paved area along the side and rear of the building. The existing fence shall be removed from the front yard and right-of-way and fencing shall not extend past the front plane of the building. Fencing shall be installed to enclose the side and rear yard, and shall be fitted with screening slats or fabric, to provide an effective screen from view of Arcadia Industrial Circle. The paved area at the front of the lot, between Arcadia Industrial Circle and the front building façade, shall remain free of vehicles awaiting repair at all times, and shall be utilized for rear access and customer parking only.

6. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
7. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
8. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 180 days of zoning approval.
10. 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: 1/3/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION**

**4139 ARCADIA INDUSTRIAL CIRCLE  
LILBURN, GA**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 125  
OF THE 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING  
PARTICULARLY DESCRIBED AS PART OF LOT 5, ARCADIA INDUSTRIAL PARK  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TO FIND THE POINT OF BEGINNING, COMMENCE FROM A POINT AT THE  
INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ARCADIA  
INDUSTRIAL CIRCLE (100' R/W) WITH THE EASTERLY RIGHT-OF-WAY LINE OF  
ARCADIA ROAD (100' R/W); THENCE LEAVING SAID INTERSECTION AND  
RUNNING IN A EASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE OF  
ARCADIA INDUSTRIAL CIRCLE 564 FEET TO AN IRON PIN FOUND( 1/2" REBAR),  
SAID POINT BEING THE POINT OF BEGINNING, FROM SAID POINT OF  
BEGINNING AS THUS ESTABLISHED; THENCE CONTINUING ALONG SAID  
RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT A DISTANCE OF 115.12  
FEET, HAVING A RADIUS OF 612.98 FEET, AND BEING SUBTENDED BY A CHORD  
BEARING OF NORTH 59 DEGREES 07 MINUTES 48 SECONDS EAST A DISTANCE  
OF 114.95 FEET TO AN IRON PIN FOUND( 1/2" REBAR); THENCE LEAVING SAID  
RIGHT-OF-WAY LINE SOUTH 32 DEGREES 34 MINUTES 08 SECONDS EAST A  
DISTANCE OF 330.63 FEET TO AN IRON PIN SET( 1/2" REBAR/CAP); THENCE  
SOUTH 71 DEGREES 44 MINUTES 30 SECONDS WEST A DISTANCE OF 167.58  
FEET TO AN IRON PIN SET( 1/2" REBAR/CAP); THENCE NORTH 23 DEGREES 21  
MINUTES 09 SECONDS WEST A DISTANCE OF 296.44 FEET TO THE POINT OF  
BEGINNING.**

**SAID TRACT OR PARCEL OF LAND CONTAINING (0.999 ACRES 43,528 SQUARE  
FEET),**

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**SEP 28 2018**

**Planning & Development**

**SUP '18 064**



CASE NUMBER SUP2018-00065  
GCID 2018-1667

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: DECEMBER 18, 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.

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	<u>Present</u>	<u>Vote</u>
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 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SUZIE HOME CARE INC. for the proposed use of an ADULT DAY CARE CENTER on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 18, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 18<sup>TH</sup> day of DECEMBER 2018, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Office, institutional, and light industrial uses which may include a senior adult daycare facility as a Special Use Permit, serving no more than 200 adult clients at any time.
2. All adult daycare activities shall take place indoors, and shall be supervised by an employee of the daycare center.
3. Prior to the start of daycare operations, obtain any necessary permits to bring the structure and property up to all applicable building, fire and life safety codes, and obtain a Certificate of Occupancy.
4. Pick-up and drop-off of daycare clients shall occur on-site, on approved paved surfaces, and shall not impede traffic along Shackleford Road.
5. Hours of operation for the senior adult daycare facility shall be between 8:00 a.m. and 5:00 p.m., Monday through Friday.
6. Any new window, wall or ground signage shall not exceed the Gwinnett County Sign Ordinance, and shall be subject to review and approval by the Director of Planning and Development.
7. Wall signage shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

8. Window signage (signs displayed on the interior or exterior of the daycare 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.
9. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials 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 or sign-twirlers shall be prohibited.
10. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/3/19

ATTEST:

Diane King  
County Clerk/Deputy County Clerk





PARCEL NO. 4-A

TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 209 OF THE SIXTH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE POINT OF INTERSECTION OF THE LAND LOT LINE COMMON TO LAND LOTS 209 AND 210 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD (HAVING A 100 FOOT WIDE RIGHT-OF-WAY AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD THE FOLLOWING TWO COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1974.67 FEET, AN ARC LENGTH OF 70.57 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 52 MINUTES 04 SECONDS EAST AND A CHORD DISTANCE OF 70.57 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 58 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 342.44 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) AT THE **TRUE POINT OF BEGINNING**; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD NORTH 31 DEGREES 15 MINUTES 35 SECONDS WEST A DISTANCE OF 327.52 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 58 DEGREES 44 MINUTES 25 SECONDS EAST A DISTANCE OF 335.00 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR). THENCE NORTH 31 DEGREES 15 MINUTES 35 SECONDS WEST A DISTANCE OF 467.86 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85 NORTH 59 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 265.00 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85 SOUTH 35 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF 165.36 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 31 DEGREES 11 MINUTES 09 SECONDS EAST A DISTANCE OF 163.14 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 51 DEGREES 53 MINUTES 17 SECONDS EAST A DISTANCE OF 18.10 FEET TO A CHISELED "X" IN CONCRETE FOUND); THENCE SOUTH 62 DEGREES 20 MINUTES 00 SECONDS EAST A DISTANCE OF 23.00 FEET TO A CONCRETE NAIL FOUND; THENCE SOUTH 27 DEGREES 40 MINUTES 00 SECONDS WEST A DISTANCE OF 5.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 49.00 FEET, AN ARC LENGTH OF 77.95 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17 DEGREES 54 MINUTES 20 SECONDS EAST AND A CHORD DISTANCE OF 69.98 FEET TO A CONCRETE NAIL FOUND; THENCE SOUTH 63 DEGREES 28 MINUTES 39 SECONDS EAST A DISTANCE OF 88.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 8.58 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56 DEGREES 01 MINUTES 49 SECONDS EAST AND A CHORD DISTANCE OF 8.55 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 234.00 FEET, AN ARC LENGTH OF 71.37 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 39 DEGREES 50 MINUTES 45 SECONDS EAST AND A CHORD DISTANCE OF 71.09 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 31 DEGREES 58 MINUTES 33 SECONDS EAST A DISTANCE OF 132.11 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 31 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 58.42 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 18.06 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES 22 MINUTES 26 SECONDS EAST AND A CHORD DISTANCE OF 17.90 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON

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SUP 20 15

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THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 59 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 25.85 FEET TO A POINT; THENCE SOUTH 58 DEGREES 53 MINUTES 30 SECONDS WEST A DISTANCE OF 649.77 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 7.968 ACRES (BEING 347,104 SQUARE FEET) INCLUDING ALL EASEMENTS.

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007 10 000  
11 11



PARCEL NO. 4-B

TRACT DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 202 OF THE SIXTH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM A IRON PIN FOUND (ONE HALF INCH REBAR) AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 209 AND 210 AND ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD THE FOLLOWING FOUR COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1974.67 FEET, AN ARC LENGTH OF 70.57 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 57 DEGREES 52 MINUTES 04 SECONDS EAST AND A CHORD DISTANCE OF 70.57 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 58 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 342.44 FEET TO AN IRON PIN FOUND; THENCE NORTH 58 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 649.77 FEET TO A POINT; THENCE NORTH 59 DEGREES 50 MINUTES 51 SECONDS EAST A DISTANCE OF 25.85 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR) AT THE **TRUE POINT OF BEGINNING**; THENCE FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED AND DEPARTING THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET, AN ARC LENGTH OF 18.06 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 22 MINUTES 26 SECONDS WEST AND A CHORD DISTANCE OF 17.90 FEET TO AN IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 31 DEGREES 06 MINUTES 30 SECONDS WEST A DISTANCE OF 58.42 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 31 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 132.11 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 234.00 FEET, AN ARC LENGTH OF 71.37 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 39 DEGREES 50 MINUTES 45 SECONDS WEST AND A CHORD DISTANCE OF 71.09 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 8.58 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 56 DEGREES 01 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 8.55 FEET TO A POINT; THENCE NORTH 63 DEGREES 28 MINUTES 39 SECONDS WEST A DISTANCE OF 88.37 FEET TO A CONCRETE NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, AN ARC LENGTH OF 77.95 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 17 DEGREES 54 MINUTES 20 SECONDS WEST AND A CHORD DISTANCE OF 69.98 FEET TO A POINT; THENCE NORTH 27 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 5.21 FEET TO A CONCRETE NAIL FOUND; THENCE NORTH 62 DEGREES 20 MINUTES 00 SECONDS WEST A DISTANCE OF 23.00 FEET TO A CHISEL "X" IN CONCRETE; THENCE NORTH 51 DEGREES 53 MINUTES 17 SECONDS WEST A DISTANCE OF 18.10 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 31 DEGREES 11 MINUTES 09 SECONDS WEST A DISTANCE OF 163.14 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE NORTH 35 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 165.36 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85 NORTH 59 DEGREES 01 MINUTES 09 SECONDS EAST A DISTANCE OF 106.82 FEET TO A POINT IN THE CENTERLINE OF BROMLOW CREEK; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NUMBER 85 AND ALONG THE SAID CENTERLINE OF BROMLOW CREEK THE FOLLOWING ELEVEN COURSES AND DISTANCES: SOUTH 60

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DEGREES 39 MINUTES 52 SECONDS EAST A DISTANCE OF 50.15 FEET TO A POINT; THENCE SOUTH 65 DEGREES 49 MINUTES 30 SECONDS EAST A DISTANCE OF 100.02 FEET TO A POINT; THENCE SOUTH 71 DEGREES 32 MINUTES 41 SECONDS EAST A DISTANCE OF 100.32 FEET TO A POINT; THENCE SOUTH 73 DEGREES 21 MINUTES 08 SECONDS EAST A DISTANCE OF 59.18 FEET TO A POINT; THENCE SOUTH 71 DEGREES 10 MINUTES 09 SECONDS EAST A DISTANCE OF 100.05 FEET TO A POINT; THENCE SOUTH 72 DEGREES 18 MINUTES 48 SECONDS EAST A DISTANCE OF 100.12 FEET TO A POINT; THENCE SOUTH 69 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 66 DEGREES 41 MINUTES 40 SECONDS EAST A DISTANCE OF 107.40 FEET TO A POINT; THENCE SOUTH 37 DEGREES 46 MINUTES 10 SECONDS EAST A DISTANCE OF 50.99 FEET TO A POINT; THENCE SOUTH 41 DEGREES 06 MINUTES 36 SECONDS EAST A DISTANCE OF 100.98 FEET TO A POINT; THENCE SOUTH 40 DEGREES 04 MINUTES 35 SECONDS EAST A DISTANCE OF 104.58 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD; THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 686.62 FEET, AN ARC LENGTH OF 117.30 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65 DEGREES 13 MINUTES 37 SECONDS WEST AND A CHORD DISTANCE OF 117.16 FEET TO A IRON PIN FOUND (ONE HALF INCH REBAR); THENCE SOUTH 60 DEGREES 19 MINUTES 59 SECONDS WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE SOUTH 59 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 193.93 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.647 ACRES (BEING 289,557 SQUARE FEET), INCLUDING ALL EASEMENTS.

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