

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in April 2019

CASE NUMBER SUP2019-00021
GCID 2019-0284

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 LAWRENCEVILLE RENTALS, INC. for the proposed use of a TRUCK RENTAL (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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial and accessory uses which may include truck rental as a Special Use.
2. Truck Rental shall be limited to no more than ten trucks on the site at any time. Rental trucks shall be no larger than 26-foot box trucks. All rental trucks and tow-behind trailers must be parked to the rear of Suite 119B in an 80-foot by 65-foot marked parking area. The side of the designated area shall be bordered with 12-inch wide stripe of traffic yellow paint. The area shall be identified with posted signs reading "Penske Rental Only" with letters at least six-inches high. Place signage on all four sides if upright, or signage may be painted on the pavement, in at least ten places in the designated area. Upright signage shall have a minimum letter height of six inches. Letters on the pavement shall be ten inches high and painted on the contrasting background. The only exception is that no more than two 16-foot box trucks of the 10 total may be parked in the front shopping center parking area.
3. 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.
4. Peddlers and/or parking lot sales shall be prohibited.
5. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

6. Abide by all applicable conditions of RZ-00-146.
7. The damaged grassed area used for parking has been compacted due to the vehicular traffic. Repair and restore by removing all ruts and holes, rework the surface to a uniform slope and conditioned as originally designed. Add new sod as necessary and completely aerate and fertilize.
8. All site conditions shall be met within 60 days of approval of this resolution.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Deane Kemp
County Clerk/Deputy County Clerk



BX53561 PG0130

EXHIBIT "A"

LEGAL DESCRIPTION

LAND DESCRIPTION

River Exchange Shopping Center

Tract One

River Exchange I

All of that tract or parcel of land lying and being in Land Lot 33 of the 7th Land District of Gwinnett County, Georgia, containing 22.97 acres of land, more or less, and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) at the eastern end of the 20.00 foot radius return at the intersection of the southern margin of the right-of-way of Georgia Highway 120 (right-of-way varies) and the eastern margin of the right-of-way of Riverside Parkway (right-of-way varies); thence along the southern margin of the right-of-way of Georgia Highway 120, 192.56 feet along the arc of a curve to the right having a radius of 5659.58 feet and a chord bearing and distance of North 77 degrees 58 minutes 04 seconds East 192.55 feet to an iron pin found (1/2" rebar) being the TRUE POINT OF BEGINNING; thence continuing along said right-of-way 505.37 feet along the arc of a curve to the right having a radius of 5659.58 feet and a chord bearing and distance of North 81 degrees 30 minutes 02 seconds East, 505.20 feet to an iron pin found (1/2" rebar) on the southern margin of the right-of-way of Georgia Highway 120 and the western margin of the right-of-way of Lakes Parkway (right-of-way varies); thence continuing along the western margin of right-of-way of Lakes Parkway 31.59 feet along the arc of a curve to the right having a radius of 20.00 feet and a chord bearing and distance of South 50 degrees 41 minutes 14 seconds East, 28.41 feet to an iron pin set (1/2" rebar with cap); thence continuing along the western margin of the right-of-way of Lakes Parkway the following courses and distances: South 05 degrees 26 minutes 00 seconds East, 453.27 feet to an iron pin found (1/2" rebar); thence 238.21 feet along the arc of a curve to the right having a radius of 793.51 feet and chord bearing and distance of South 03 degrees 10 minutes 00 seconds West, 237.32 feet to a point; thence South 11 degrees 46 minutes 00 seconds West, 267.14 feet to a point; thence 170.12 feet along the arc of a curve to the right having a radius of 793.51 feet and a chord bearing and distance of South 17 degrees 54 minutes 30 seconds West, 169.79 feet to a point; South 24 degrees 03 minutes 00 seconds West, 157.46 feet to a point; 164.57 feet along the arc of a curve to the right having a radius of 793.51 feet and a chord bearing and distance of South 29 degrees 59 minutes 30 seconds West, 164.28 feet to a point; thence South 35 degrees 55 minutes 59 seconds West, 195.86 feet to an iron pin found (1/2" rebar); thence departing said right-of-way North 54 degrees 04 minutes 00 seconds West, 338.48 feet to a point; thence South 35 degrees 56 minutes 00 seconds West, 65.23 feet to a point; thence North 54 degrees 04 minutes 00 seconds West, 235.35 feet to a nail found; thence North 03 degrees 43 minutes 14 seconds West, 102.41 feet to an iron pin found (1/2" rebar); thence North 23 degrees 51 minutes 00 seconds East, 207.24 feet to an iron pin set (1/2" rebar with cap); thence North 68 degrees 21 minutes 00 seconds West, 196.34 feet to a nail found on the eastern margin of the right-of-way of Riverside Parkway; thence along said right-of-way North 31 degrees 25 minutes 00 seconds East, 13.92 feet to a point; thence continuing along said right-of-way 56.07 feet along the arc of a curve to the left having a radius of 1383.00 feet and chord bearing and distance of North 30 degrees 15 minutes 18 seconds East, 56.07 feet to a nail found; thence departing said right-of-way South 65 degrees 47 minutes 00 seconds East, 188.11 feet to an iron pin found (1/2" rebar); thence North 23 degrees 51 minutes 00 seconds East, 201.50 feet to an iron pin found (1/2" rebar); thence North 75 degrees 56 minutes 41 seconds West, 185.67 feet to an iron pin set (1/2" rebar with cap) on the eastern margin of the right-of-way of Riverside Parkway; thence along the eastern margin of said right-of-way the following courses and distances: 126.31 feet along the arc of a curve to the left having a radius of 1383.00 feet and a chord bearing and distance of North 19 degrees 28 minutes 48 seconds East, 126.27 feet to an iron pin found (1/2" rebar); thence South 73 degrees 08 minutes 11 seconds East, 10.00 feet to an iron pin found (1/2" rebar); thence 282.52 feet along the arc of a curve to the left having a radius of 1393.00 feet and a chord bearing and distance of North 11 degrees 03 minutes 12 seconds East, 282.04 feet to an iron pin found (1/2" rebar); thence departing said right-of-way South 87 degrees 35 minutes 00 seconds East, 199.99 feet to an iron pin found (1/2" rebar); thence North 02 degrees 25 minutes 00 seconds East, 254.34 feet to an iron pin found (1/2" rebar) and the TRUE POINT OF BEGINNING.

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044 19 021

Planning & Development

CASE NUMBER SUP2019-00023

GCID 2019-0286

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 ALEX TSYNMAN for the proposed use of CONTRACTOR'S OFFICE, HEAVY/CIVIL CONSTRUCTION AND AUTOMOBILE, TRUCK OR VEHICLE STORAGE LOT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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. Light industrial, office, office/warehouse and accessory uses and structures, which may include a Contractor's Office (Heavy/Civil Construction/Logging) with gravel storage lots and Automobile, Truck, or Vehicle Storage Lot as a special use.
- B. The property shall not be used as a towing/wrecker service or junk salvage yard. Outdoor activities shall be restricted to areas screened on all sides by a 100% opaque fence and gate. The fence height, materials and design shall be subject to the review and approval of the Director of Planning and Development, and shall meet the requirements of Section 230.80 of the Unified Development Ordinance.
- C. All junk, salvage, trash, and debris, etc. shall be removed within 60 days of approval of this resolution.
- D. Heavy equipment traffic moving through the property adjacent to the existing office building shall be restricted and not used after 8 a.m. and before 6 p.m. Monday through Friday.
- E. The Special Use Permit shall be valid for an 18-month period at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.
- F. No inoperable or junk vehicles are permitted.

2. To abide by the following site development considerations:
 - A. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development, and building codes within 60 days of zoning approval.
 - B. Gravel parking and storage areas shall be limited to those in existence before January 1, 2017.
 - C. New ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed ten feet in height.
 - D. 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.
 - E. Any new or replacement 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.
 - F. Any new dumpster areas shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
 - G. Outdoor loudspeakers shall be prohibited.
 - H. Peddlers and/or parking lot sales shall be prohibited.
 - I. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



BK 49420 PG 0314

4927 STEVE REYNOLDS BLVD
PIN W/EA 200
6.17 AC

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 184 and 185, 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at an Iron pin set at the common Intersection of Land Lots 184, 185, 200 and 201 and thence proceeding north 58 degrees 59 minutes 00 seconds east a distance of 881.63 feet to an Iron pin set; thence proceeding south 20 degrees 28 minutes 20 seconds west a distance of 317.89 feet to an Iron pin set; thence proceeding south 69 degrees 21 minutes 59 seconds east a distance of 30.47 feet to an iron pin set; south 20 degrees 36 minutes 00 seconds west a distance of 121.12 feet to an iron pin set; thence proceeding north 68 degrees 57 minutes 45 seconds east a distance of 233.84 feet to an iron pin set; thence proceeding north 49 degrees 11 minutes 50 seconds east a distance of 68.01 feet to an iron pin set; thence proceeding north 68 degrees 57 minutes 45 seconds east a distance of 56.10 feet to an iron pin set on the westerly right-of-way of Steve Reynolds Boulevard (a 100 foot right-of-way); thence proceeding southerly along said westerly right-of-way of Steve Reynolds Boulevard along an arc of a curve to the left an arc distance of 44.67 feet to an iron pin set, which arc is subtended by the chord bearing south 05 degrees 22 minutes 40 seconds west a distance of 44.66 feet; thence proceeding south 68 degrees 57 minutes 45 seconds west a distance of 437.76 feet to an iron pin set; thence proceeding south 06 degrees 30 minutes 53 seconds west a distance of 163.00 feet to an iron pin set; thence proceeding south 68 degrees 53 minutes 13 seconds west a distance of 382.30 feet to an iron pin found; thence proceeding north 27 degrees 10 minutes 37 seconds west a distance of 360.13 feet to an iron pin set at the common Intersection of Land Lots 184, 185, 200 and 201 and the true point of beginning, being Improved property and containing 6.17 acres, more or less, all as shown as Tract B on that survey for Arcadia, Inc., SouthTrust Bank and Lawyers Title Insurance Corporation, dated August 3, 2000, last revised October 25, 2000, by Seaton G. Shepherd, Jr., G.R.L.S. No. 2136, of Grant Shepherd & Associates.

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Planning & Development

SUP 19 023

BK 12109 PG0088

PIN 6201-7A
4.02 ac

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 201 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a point marked by an iron pin at the intersection common to Land Lots 200, 201, 184 and 185; run thence north 30 degrees 45 minutes 00 seconds west a distance of 255.00 feet to a point marked by an iron pin set; run thence north 59 degrees 27 minutes 25 seconds east a distance of 525.99 feet to a point marked by an iron pin set; run thence north 30 degrees 32 minutes 35 seconds west a distance of 34.78 feet to a point; run thence north 53 degrees 23 minutes 47 seconds east a distance of 547.58 feet to a point; run thence north 63 degrees 14 minutes 17 seconds east a distance of 125.28 feet to a point on the southwesterly right-of-way of Beaver Ruin Road (a 130 foot right-of-way); run thence along said right-of-way of Beaver Ruin Road, south 72 degrees 28 minutes 25 seconds east a distance of 40.0 feet to a point marked by an iron pin set; run thence south 69 degrees 39 minutes 10 seconds west a distance of 152.99 feet to a point marked by an iron pin set; run thence south 53 degrees 23 minutes 47 seconds west a distance of 440.29 feet to a point marked by an iron pin set; run thence south 33 degrees 19 minutes 25 seconds east a distance of 290.52 feet to a point marked by an iron pin set; run thence south 59 degrees 27 minutes 25 seconds west a distance of 647.02 feet to the POINT OF BEGINNING hereof, containing 4.025 acres more or less according to a plat of individual survey dated November 12, 1982 by Benchmark Engineering Corporation.

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SEP 04 2019

Planning & Development

SUP '19 023

CASE NUMBER SUP2019-00024
GCID 2019-0287

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 OM DUGGAL: DISCOVERY FUNDING, LLC for the proposed use of BUILDING HEIGHT INCREASE TO 81 FEET (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 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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. Retail, service commercial, office and accessory uses, with a Special Use Permit for a building height increase to 81 feet for a hotel development.
 - B. No more than ten percent (10%) of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent (10%) of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten (10) days.
 - C. Abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.
2. To satisfy the following site development considerations:
 - A. Provide a minimum ten-foot wide landscaped strip adjacent to all rights-of-way.
 - B. The required 75-foot buffer along the northern property line adjacent to the R-100 zoned property shall be reduced to a 10-foot landscape strip.
 - C. 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.

- D. 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.
- E. Billboards or oversized signs shall be prohibited.
- F. Peddlers and/or parking lot sales shall be prohibited.
- G. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- H. Prior to the issuance of a Development Permit, provide a pedestrian access plan for review and approval by the Director of Planning and Development addressing internal and external circulation and site amenities for these facilities. The elements of this plan shall be incorporated into the final site design.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Berry
County Clerk/Deputy County Clerk



LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 122 of the 7th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

Commence at the Intersection of the Land Lot Line Common to Land Lots 115 & 122 and the Southwesterly Right-of-Way of a Private Drive; THENCE leaving said Intersection and traveling along said Right-of-Way of Private Drive in a Northwesterly direction for 328.57 feet to an Iron Pin Set in the Centerline of Lee Daniel Creek, said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and traveling along said Centerline of Lee Daniel Creek the following thirteen (13) courses and distances, North 86 degrees 26 minutes 44 seconds West for a distance of 53.69 feet to a Point; THENCE North 86 degrees 04 minutes 53 seconds West for a distance of 45.31 feet to a Point; THENCE South 89 degrees 56 minutes 12 seconds West for a distance of 51.97 feet to a Point; THENCE North 76 degrees 43 minutes 55 seconds West for a distance of 30.93 feet to a Point; THENCE South 82 degrees 56 minutes 30 seconds West for a distance of 40.24 feet to a Point; THENCE South 57 degrees 41 minutes 33 seconds West for a distance of 31.94 feet to a Point; THENCE South 23 degrees 35 minutes 47 seconds West for a distance of 17.24 feet to a Point; THENCE South 74 degrees 48 minutes 54 seconds West for a distance of 54.72 feet to a Point; THENCE North 72 degrees 39 minutes 58 seconds West for a distance of 21.05 feet to a Point; THENCE North 81 degrees 46 minutes 32 seconds West for a distance of 17.58 feet to a Point; THENCE South 58 degrees 55 minutes 11 seconds West for a distance of 11.62 feet to a Point; THENCE North 79 degrees 27 minutes 12 seconds West for a distance of 36.52 feet to a Point; THENCE North 76 degrees 39 minutes 41 seconds West for a distance of 12.91 feet to a Point on the Easterly Right-of-Way of Satellite Boulevard (R/W Varies); THENCE along said Right-of-Way the following four (4) courses and distances, North 03 degrees 11 minutes 35 seconds West for a distance of 16.91 feet to a Point; THENCE along a curve to the left having a radius of 1,492.39 feet and arc length of 222.43 feet being subtended by a chord of North 00 degrees 06 minutes 05 seconds West for a distance of 222.22 feet to a Point; THENCE South 85 degrees 37 minutes 44 seconds West for a distance of 10.00 feet to a Point; THENCE North 06 degrees 13 minutes 52 seconds West for a distance of 96.22 feet to an Iron Pin Set; THENCE leaving said Right-of-Way, North 59 degrees 46 minutes 43 seconds East for a distance of 211.35 feet to a 1" Open Top Pipe Found on the aforesaid Southwesterly Right-of-Way of a Private Drive; THENCE along said Private Drive, South 30 degrees 21 minutes 17 seconds East for a distance of 479.92 feet to an Iron Pin Set, said Point being **THE POINT OF BEGINNING**.

Said property contains 2.635 Acres as shown on the Boundary, Topographic, Tree & Utility Survey for Pharr Engineering, prepared by Meridian Geomatics, LLC, dated 8/21/2017, last revised 10/24/17.

SUP '19 024

RECEIVED BY

JAN 16 2019

Planning & Development

CASE NUMBER RZM2019-00003
GCID 2019-0282

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 C-2 to HRR by RIDGE STONE CAPITAL, LLC for the proposed use of HIGH-RISE RESIDENTIAL 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map from C-2 to HRR is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential dwellings, including commercial/retail-related space limited to the ground floor of each development, and accessory uses and structures.
2. The proposed developments shall be in general accordance with the submitted site plans, including building heights of a minimum of five stories, and shall not exceed a total of 64 units (RZM2019-00003) and 60 units (RZM2019-00004). Any site plan changes shall be subject to review and approval of the Director of Planning and Development.
3. To satisfy the following site development considerations:
 - A. Buildings shall be constructed as urban-style, flat-roofed buildings, with internal corridors (no breezeways), with exterior treatments of primarily brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - B. Garages or structured parking shall be provided for a minimum of ten percent of the units.
 - C. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
 - D. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly

- maintained and functional at all times, with any required repairs to be made within one week.
- E. Pedestrian, bicycle and vehicular accessibility shall be provided to the future Beaver Ruin Park site. Final driveway and park access designs shall be subject to review and approval of the Directors of Community Services and Planning and Development prior to the issuance of a development permit(s).
 - F. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
 - G. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
 - H. All disturbed grassed areas shall be sodded.
 - I. All utilities shall be placed underground.
 - J. Ground signage shall be limited to monument-type signs, and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
 - K. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
 - L. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right-of-way of Satellite Boulevard unless otherwise required by law.
 - M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
 - N. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
 - O. 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
Charlotte J. Nash, Chairman

Date Signed: 5/13/19

ATTEST:

Diane Kenney
County Clerk/Deputy County Clerk



LAND DESCRIPTION

TRACT 1A

PARCEL 6-210-034

ALL that tract or parcel of land lying and being in Land Lot 210 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set on the southern right-of-way of Satellite Boulevard (130' right-of-way) having State Plan Coordinates (Georgia West) N-1435091.94 E-2299364.38; thence departing said right-of-way, South 45 degrees 30 minutes 39 seconds East, 178.83 feet to a point; thence South 43 degrees 41 minutes 30 seconds East, 15.87 feet to an iron pin set (5/8" rebar); thence South 09 degrees 36 minutes 05 seconds East, 124.02 feet to an iron pin set; thence South 04 degrees 18 minutes 42 seconds East, 103.73 feet to an iron pin set; thence South 32 degrees 43 minutes 18 seconds West, 76.17 feet to an iron pin set; thence South 48 degrees 28 minutes 27 seconds West, 49.35 feet to a point; thence North 47 degrees 24 minutes 02 seconds West, 376.33 feet to an iron pin set on the southern right-of-way of Satellite Boulevard; thence along said right-of-way North 42 degrees 35 minutes 59 seconds East, 277.93 feet to the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 2.1 acres more or less, being Tract 1A as recorded on the Final Plat for Paragon at Satellite in Plat Book 124 Page(s) 81 – 83 of Gwinnett County Records.

RECEIVED BY

JAN 04 2019

Planning & Development

REN 19 002

CASE NUMBER RZM2019-00004
GCID 2019-0283

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 C-2 to HRR by RIDGE STONE CAPITAL, LLC for the proposed use of HIGH-RISE RESIDENTIAL 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map from C-2 to HRR is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential dwellings, including commercial/retail-related space limited to the ground floor of each development, and accessory uses and structures.
2. The proposed developments shall be in general accordance with the submitted site plans, including building heights of a minimum of five stories, and shall not exceed a total of 64 units (RZM2019-00003) and 60 units (RZM2019-00004). Any site plan changes shall be subject to review and approval of the Director of Planning and Development.
3. To satisfy the following site development considerations:
 - A. Buildings shall be constructed as urban-style, flat-roofed buildings, with internal corridors (no breezeways), with exterior treatments of primarily brick or stacked stone on each elevation. The remainder of each elevation may be the same, or fiber-cement shake or siding. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.
 - B. Garages or structured parking shall be provided for a minimum of ten percent of the units.
 - C. Efficiency units shall be prohibited, and the complex shall be limited to a maximum of ten percent of units as three-bedrooms or larger.
 - D. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly

maintained and functional at all times, with any required repairs to be made within one week.

- E. Pedestrian, bicycle and vehicular accessibility shall be provided to the future Beaver Ruin Park site. Final driveway and park access designs shall be subject to review and approval of the Directors of Community Services and Planning and Development prior to the issuance of a development permit(s).
- F. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.
- G. Natural vegetation shall remain on the property prior to issuance of a Development Permit.
- H. All disturbed grassed areas shall be sodded.
- I. All utilities shall be placed underground.
- J. Ground signage shall be limited to monument-type signs, and shall be subject to review and approval by the Director of Planning and Development. The signs shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinets shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
- K. Dumpster/compactor locations shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
- L. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right-of-way of Satellite Boulevard unless otherwise required by law.
- M. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- N. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- O. 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
Charlotte J. Nash, Chairman

Date Signed: 5/13/19

ATTEST:

D. Cantelero
County Clerk/Deputy County Clerk



LAND DESCRIPTION

A PORTION OF TRACT 4B

A PORTION OF PARCEL 6-211-224

ALL that tract or parcel of land lying and being in Land Lot 211 of the 6th Land District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the southern right-of-way of Satellite Boulevard (130' right-of-way) having State Plan Coordinates (Georgia West) N-1433594.08 E-2297361.76; thence continuing along said right-of-way, North 74 degrees 48 minutes 47 seconds East, 246.02 feet to a point; thence departing said right-of-way South 15 degrees 11 minutes 24 seconds East, 307.45 feet to a point; thence South 46 degrees 12 minutes 50 seconds West, 30.30 feet to a point; thence South 67 degrees 28 minutes 27 seconds West, 140.65 feet to a point; thence North 57 degrees 47 minutes 04 seconds West, 94.86 feet to a point; thence North 18 degrees 31 minutes 11 seconds West, 270.56 feet to the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 1.75 acres more or less, being a portion of Tract 4B as recorded on the Final Plat for Paragon, at Satellite in Plat Book 124 Page(s) 81 – 83 of Gwinnett County Records.

6-211-224

6-211-224

CASE NUMBER RZR2018-00022
GCID 2018-1146

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: APRIL 23, 2019

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	Nay
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, which carried 4-1, 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 R-100 to OSC by GCIP SIX, LLC 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 APRIL 23, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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 110 lots with a minimum of 70-foot wide lots around the perimeter. Interior lots will meet the OSC standards.
 - B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
 - C. Homes shall be constructed with front façades of primarily brick or stacked stone in general accordance with the building elevations submitted with the application. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
 - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
 - A. Open Space shall be provided in general accordance with the site plan prepared by Development Planning & Engineering, Inc. for Fieldstone Properties and Development dated April 30, 2018 and submitted at the April 8, 2019 Planning Commission meeting.
 - B. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
 - C. No direct lot access shall be allowed onto Lake Carlton Road.

- D. The Lake Carlton Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. All grassed areas on dwelling lots shall be sodded.
 - G. All utilities shall be placed underground.
 - H. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.
 - I. Detention pond(s) 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. Access to Lake Carlton Road shall be as indicated on the site plan submitted at the April 8, 2019, Planning Commission meeting.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 127 and 128 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING, begin at the land lot corner common to 97,98,127, and 128, said point being THE TRUE POINT OF BEGINNING;

Thence North 60 degrees 41 minutes 06 seconds East a distance of 679.60 feet to a point;
Thence North 03 degrees 05 minutes 38 seconds West a distance of 168.21 feet to a point;
Thence North 78 degrees 43 minutes 51 seconds East a distance of 22.41 feet to a point;
Thence North 10 degrees 35 minutes 29 seconds West a distance of 75.12 feet to a point;
Thence North 79 degrees 27 minutes 37 seconds East a distance of 487.68 feet to a point;
Thence North 61 degrees 36 minutes 04 seconds East a distance of 211.44 feet to a point;
Thence North 87 degrees 32 minutes 04 seconds East a distance of 121.24 feet to a point;
Thence North 60 degrees 41 minutes 06 seconds East a distance of 22.99 feet to a point;
Thence North 16 degrees 47 minutes 24 seconds West a distance of 57.51 feet to a point;
Thence North 67 degrees 48 minutes 06 seconds East a distance of 201.10 feet to a point;
Thence South 18 degrees 19 minutes 54 seconds East a distance of 31.81 feet to a point;
Thence North 60 degrees 42 minutes 04 seconds East a distance of 544.56 feet to a point;
Thence North 60 degrees 31 minutes 04 seconds East a distance of 923.44 feet to a point;
Thence South 29 degrees 05 minutes 58 seconds East a distance of 744.44 feet to a point;
Thence South 62 degrees 02 minutes 22 seconds West a distance of 3279.00 feet to a point;
Thence North 29 degrees 01 minutes 59 seconds West a distance of 664.39 feet to a point,
said point being THE TRUE POINT OF BEGINNING.

Said tract contains 55.234 acres more or less.

RECEIVED BY

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Planning & Development

RZR 18 022

CASE NUMBER RZR2019-00004
GCID 2019-0198

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 EDGE CITY PROPERTIES, 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 APRIL 23, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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, in general accordance with the site plan presented at the April 23, 2019, Board of Commissioners public hearing.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
- C. Homes shall be constructed with front façades of brick, stacked stone, fiber-cement siding and/or shake. No more than 40 percent fiber-cement shake or siding accent shall be allowed on the front façade. The balance of the home may be the same or of fiber-cement shake or siding with a two-foot brick or 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.
- E. Provide amenities, including at a minimum, a pool and cabana and trails in general accordance with the site plan submitted at the April 8, 2019, Planning Commission meeting.

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 except for activities related to installation of trails.
 - C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property with the exception of property adjoining OSC property. The conservation space strip may be left undisturbed or disturbed with a replanted buffer at the discretion of the developer.
 - 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 Old Loganville Road or Stephens Road.
 - F. The entire Stephens Road frontage and the Old Loganville Road frontage extending from the intersection with Stephens Road to the extent of the amenity area as shown on the site plan presented at the April 23, 2019, Board of Commissioners public hearing including the project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. The Old Loganville Road frontage from the edge of the amenity area to the property's easterly boundary including the associated street frontage buffer may remain in its natural state without additional plantings, but shall be maintained in an attractive manner. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
 - G. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. 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 floodplain limits.
3. To abide by the following requirements, dedications and improvements:
- A. Provide left turn lane into development.
 - B. Access to Stephens Road shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Debra Kemp
County Clerk/Deputy County Clerk



Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 95, 96, 97 and 98, 5th District, Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at the northeastern intersection of the right of way of Old Loganville Road, a.k.a. Brushy Fork Road (80 feet right of way) and the right of way of Stephens Road (60 feet right of way), that is the POINT OF BEGINNING; thence along the right of way of Stephens Road 94.02 feet along a curve to the left, said curve having a chord of North 53°43'16" West 93.99 feet and a radius of 1134.63 feet to a point; thence continuing along said right of way North 56°05'41" West a distance of 348.09 feet to a point; thence leaving said right of way North 60°17'37" East a distance of 236.11 feet to a point; thence North 30°13'23" West a distance of 1287.20 feet to a point; thence North 60°15'44" East a distance of 1977.38 feet to a point; thence South 29°48'29" East a distance of 1696.08 feet to a point located on the Land Lot Line common to Land Lots 97 and 98; thence along said Land Lot Line South 60°37'46" West a distance of 373.37 feet to a point; thence leaving said Land Lot Line South 29°07'41" East a distance of 572.51 feet to a point located on the northerly right of way of Old Loganville Road; thence along said right of way North 88°02'18" West a distance of 616.10 feet to a point; thence continuing along said right of way 746.01 feet along a curve to the left, said curve having a chord of South 78°09'27" West 738.54 feet and a radius of 1519.78 feet to a point; thence continuing along said right of way South 64°35'29" West a distance of 406.63 feet to a point, being the POINT OF BEGINNING. Said tract contains 84.617 Acres.

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Planning & Development

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CASE NUMBER CIC2019-00003

GCID 2019-0405

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Out of Room	Out of Room
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, 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 CENTURY COMMUNITIES OF GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned R-SR 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 42 lots. The minimum lot width shall be 50 feet.
- B. The development shall be restricted to occupancy by residents aged 55 years or older.
- C. The homeowner's association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots. The homeowner's association shall be responsible for exterior maintenance of individual residences to include, at a minimum, painting of the exteriors on a rotation not to exceed six years.
- D. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- E. Homes shall be constructed with architectural treatments of primarily brick or stone on the front, with minor treatments of low or no-maintenance siding materials. The sides and rear shall contain a minimum three-foot high water table of brick or stone. A full cornice return at gable height shall be installed with fiber-cement shake siding in the gable area. The balance of the sides and rear shall be of brick, stone or fiber-cement siding. Half-bath and full bath options shall be permitted on the second floor.

- F. All dwellings shall have a minimum two-car garage.
2. To satisfy the following site development considerations:
- A. Provide a minimum 30-foot wide open space strip around the perimeter of the development, the 30-foot open space strip shall include a trail along the perimeter of the development; the trail may be incorporated into the 50-foot street frontage buffer. Provide a ten-foot wide open space strip with trail from "Street D" to the open space strip along the southern property line for a pedestrian connection.
 - B. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. 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.
 - E. A multiuse easement shall be dedicated over the outfall sewer easement to allow for a potential future trail.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diana King
County Clerk/Deputy County Clerk



All that tract or parcel of land lying and being in G.M.D. 1587 Rock Creek & G.M.D. 1749 Duncan Creek of the 3rd Land District, Gwinnett County, GA and shown on that certain revised plat labeled The Summit at Auburn Hills filed recorded on June 13, 2018 in Gwinnett County Plat Book 142, Page 143 and being more particularly described as follows:

Commence at the Intersection of Centerlines of Belfaire Lake Drive and Auburn Road; THENCE leaving said intersection North 44 degrees 09 minutes 56 seconds West for a distance of 273.13 feet to an Iron Pin Set on the Northeasterly Right-of-Way of Auburn Road (R/W varies), said Point being **THE POINT OF BEGINNING**.

THENCE from said point as thus established and continuing along the aforesaid Right-of-Way of Auburn Road (R/W varies) the following two (2) courses and distances North 54 degrees 50 minutes 11 seconds West for a distance of 329.60 feet to a Point; THENCE North 55 degrees 05 minutes 35 seconds West for a distance of 354.13 feet to a Point; THENCE leaving aforesaid Right-of-Way of Auburn Road North 51 degrees 30 minutes 31 seconds East for a distance of 932.82 feet to a ½" rebar with a cap; THENCE South 40 degrees 44 minutes 39 seconds East for a distance of 343.53 feet to a Point; THENCE North 51 degrees 54 minutes 58 seconds East for a distance of 239.84 feet to a ½" rebar with a cap; THENCE South 57 degrees 15 minutes 18 seconds East for a distance of 333.49 feet to an Axle; THENCE South 51 degrees 46 minutes 26 seconds West for a distance of 1099.51 feet to a Point, said point being **THE POINT OF BEGINNING**.

Less and Except:

Lots 2A, 9B, 10B, 11B, 12B, 13B, 29A, 30A, 31A, 32A, 34A, 35A and 36A shown on that certain revised plat labeled The Summit at Auburn Hills filed recorded on June 13, 2018 in Gwinnett County Plat Book 142, Page 143.

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Planning&Development

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CASE NUMBER CIC2019-00004
GCID 2019-0406

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 by CENTURY COMMUNITIES OF GEORGIA, LLC to Change the Conditions of Zoning on a tract of land zoned R-75 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Single-family dwellings and accessory uses and structures.
 - B. The minimum heated floor area per dwelling unit shall be 2,500 square feet.
 - C. Homes shall be constructed with brick or stacked stone on three sides on all lots that abut Suwanee Dam Road and a minimum of 65 percent of all the homes in the development shall be the same. A maximum of 35 percent of the homes may be constructed with front façades of brick or stacked stone with the balance of the home the same or of fiber cement siding with a minimum two-foot brick or stone water table.
 - D. All dwellings shall have at least a double car garage.
2. To satisfy the following site development considerations:
 - A. The Suwanee Dam Road frontage shall be landscaped, and shall be maintained by the Homeowner's Association. The frontage shall also include a masonry entrance feature, a decorative fence along the entire frontage. Landscaping, fencing and monument signage plans shall be subject to review and approval of the Director of Planning and Development.
 - B. Direct lot access to Suwanee Dam Road shall be prohibited.

- C. Natural vegetation shall remain on the property prior to the issuance of a Development Permit.
 - D. All grassed areas on dwelling lots shall be sodded.
 - E. Provide underground utilities throughout the development.
3. To abide by the following requirements, dedications and improvements:
- A. As required by Gwinnett DOT, provide a left turn lane on Suwanee Dam Road at the project entrance.

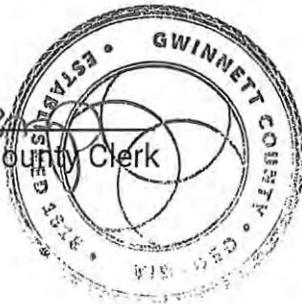
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diana Ke...
County Clerk/Deputy County Clerk



Legal Description

All that tract or parcel of land lying and being in Land Lot 340 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point common to land lots 319, 320, 339 and 340, Thence along the southern land lot line of land lot 340 in a southwesterly direction for a total distance of 1,134.69 feet to a point in the centerline of a creek, said point being THE TRUE POINT OF BEGINNING;

Thence South 60 degrees 34 minutes 00 seconds West a distance of 525.70 feet to a point;

Thence South 58 degrees 08 minutes 00 seconds West a distance of 74.30 feet to a point;

Thence North 39 degrees 30 minutes 00 seconds West a distance of 30.00 feet to a point;

Thence South 53 degrees 34 minutes 00 seconds West a distance of 91.80 feet to a point;

Thence North 33 degrees 23 minutes 00 seconds West a distance of 378.00 feet to a point;

Thence North 48 degrees 44 minutes 00 seconds West a distance of 255.00 feet to a point on the southeasterly right-of-way of Suwanee Dam Road;

Thence along the aforesaid right-of-way the following (3) courses and distances; Thence North 20 degrees 37 minutes 24 seconds East a distance of 192.20 feet to a point;

Thence North 17 degrees 32 minutes 25 seconds East a distance of 330.11 feet to a point;

Thence with a curve turning to the right with an arc length of 227.98 feet, with a radius of 676.20 feet, with a chord bearing of North 26 degrees 58 minutes 50 seconds East, with a chord length of 226.91 feet to a point;

Thence South 41 degrees 50 minutes 00 seconds East a distance of 229.50 feet to a point leaving aforesaid right-of-way;

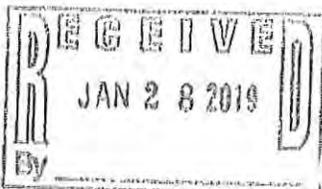
Thence North 65 degrees 01 minutes 13 seconds East a distance of 349.86 feet to a point;

Thence North 31 degrees 29 minutes 00 seconds West a distance of 302.10 feet to a point on the southeasterly right-of-way of Suwanee Dam Road;

Thence North 67 degrees 33 minutes 25 seconds East a distance of 54.01 feet to a point along the aforesaid right-of-way;

Thence South 31 degrees 22 minutes 00 seconds East a distance of 817.59 feet to a point in the centerline of a creek leaving the aforesaid right-of-way;

Thence along the centerline of a creek in a southwesterly direction approximately 420 feet and being subtended by a traverse line of South 06 degrees 12 minutes 51 seconds West a distance of 411.05 feet to a point, said point being THE TRUE POINT OF BEGINNING. RECEIVED BY



~~MAY 1 2015~~
Planning & Development

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GIC 19 00 4

Together with and subject to covenants, easements, and restrictions of record,
Said property contains 19.38 acres more or less.

RECEIVED
JAN 28 2019
By _____

GIC 19004

~~RECEIVED BY
MAY 2018
Planning & Development~~

~~GIC 19004~~

CASE NUMBER CIC2019-00005
GCID 2019-0407

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

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	Out of Room	Out of Room
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. HUNTER, 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 SMITHTON HOMES, LLC to Change the Conditions of Zoning on a tract of land zoned R-SR 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures, not to exceed 3.49 units per acre. The development shall be restricted to occupancy by residents aged 55 years or older.
- B. The Homeowner's Association shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, and lawn and ornamental planting maintenance on individual lots.
- C. The minimum heated floor area per dwelling unit shall be 1,700 square feet.
- D. Homes shall be constructed with architectural treatments of primarily brick or stone on the front façade with minor treatments of fiber-cement siding materials. The sides and rear shall contain a minimum two-foot high water table of brick or stone. The balance of the sides and rear shall be of brick, stone, or fiber-cement siding. Full baths shall be permitted on the second floor. Final building elevations shall be subject to the review and approval of the Director of Planning and Development.
- E. All dwellings shall have a minimum two-car garage.
- F. The subdivision shall have entrance features and shall be made of brick or stone with landscaping. The final design shall be approved by the Director of Planning and Development. A wrought iron-type fence, a minimum of six-foot

high, shall be installed along the exterior road frontage with brick or stone columns 50-foot on center that will match the look of the entry feature. A double row of landscaping is to be installed along the interior of the fencing with a mixture of evergreen plants that are a minimum of four to six feet high at the time of planting.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
- B. A minimum of 50-foot landscaped building setback shall be provided adjacent to abutting exterior streets. The landscaped setback shall incorporate a 25-foot landscape buffer with a six-foot high fence or wall as required in the Unified Development Ordinance, unless otherwise approved through a variance administratively or by the Zoning Board of Appeals, as applicable.
- C. All utilities shall be placed underground.
- D. 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. Final screening plans shall be subject to the review and approval of the Director of Planning and Development.
- E. Lots indicated as numbers 138 through 146 on the site plan, received by the Department of Planning and Development on October 12, 2017, may face Cooper Road and be rear entry.
- F. No direct lot access to Cooper Road or Langley Road shall be allowed.

CASE NUMBER CIC2019-00005

GCID 2019-0407

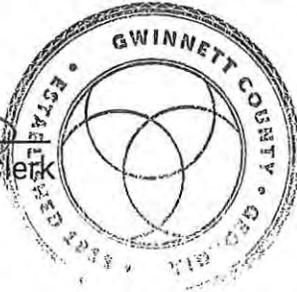
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

Beginning at a point located at the intersection of the southerly right of way of Copper Road (80' R/W) and the easterly right of way of Langley Road (80' R/W), said point being the POINT OF BEGINNING; thence running along the southerly right of way of Cooper Road N.60°35'18"E., for a distance of 376.98 feet to a point; thence running N.60°35'13"E., for a distance of 404.73 feet to a point; thence running N.60°39'36"E., for a distance of 139.05 feet to a point; thence leaving said right of way and running S.28°04'24"E., for a distance of 511.96 feet to a point; thence running N.62°03'29"E., for a distance of 417.95 feet to a point; thence running S.32°03'10"E., for a distance of 570.93 feet to a point; thence running S.32°29'32"E., for a distance of 659.61 feet to a point; thence running S.61°25'28"W., for a distance of 617.82 feet to a point; thence running S.61°32'18"W., for a distance of 131.03 feet to a point; thence ; thence running S.61°31'57"W., for a distance of 633.60 feet to a point located on the easterly right of way of Langley Road; thence running along said right of way N.30°18'32"W., for a distance of 275.14 feet to a point; thence running N.30°17'50"W., for a distance of 210.22 feet to a point; thence leaving the right of way and running N.56°26'36"E., for a distance of 256.35 feet to a point; thence running N.29°55'19"W., for a distance of 170.08 feet to a point; thence running N.29°54'36"W., for a distance of 169.97 feet to a point; thence running N.29°55'56"W., for a distance of 170.01 feet to a point; thence running N.56°29'23"E., for a distance of 161.59 feet to a point; thence running N.30°01'20"W., for a distance of 402.27 feet to a point; thence running S.60°35'08"W., for a distance of 417.44 feet to a point located on the easterly right of way of Langley Road; thence running along said right of way N.29°39'42"W., for a distance of 124.95 feet to a point; thence running N.29°29'35"W., for a distance of 177.60 feet to a point said point BEING THE POINT OF ENDING.

END OF DESCRIPTION.

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Planning&Development

CIC 19 005

CASE NUMBER CIC2019-00006
GCID 2019-0408

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, 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 by JOSE MARTINEZ to Change the Conditions of Zoning on a tract of land zoned M-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 23, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED WITHOUT PREJUDICE.**

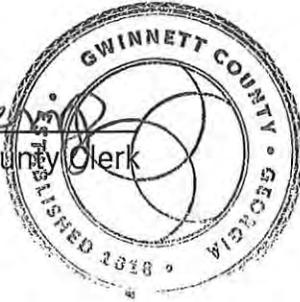
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 19 of the 5th District, GWINNETT County, Georgia, and being more particularly shown on plat of survey prepared for MARK EATON by D.J. Baggett Land Surveying, Registered Land Surveyor, dated June 18, 2004, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set at the intersection of the northeasterly right-of-way of JORDAN DRIVE (50 foot right-of-way) and the northwesterly right-of-way of HUFF DRIVE (80 foot right-of-way); running thence North 54 degrees 05 minutes 24 seconds West along the northeasterly right-of-way of JORDAN DRIVE to a point; continuing along said right-of-way and following the curvature thereof 159.55 feet through the arc of a circle having a radius of 889.22 feet and being subtended by a 159.34 foot chord bearing North 46 degrees 59 minutes 56 seconds West to a point; continuing along said right-of-way North 40 degrees 56 minutes 42 seconds West 57.36 feet to an 1/2 inch rebar set; departing said right-of-way North 49 degrees 26 minutes 17 seconds East 173.88 feet to an 1 inch open top found; thence South 44 degrees 36 minutes 56 seconds East 214.57 feet to a 36 foot oak on corner and a 1/2 inch rebar found on the northwesterly right-of-way of HUFF DRIVE; thence South 33 degrees 19 minutes 55 seconds West along the northwesterly right-of-way of HUFF DRIVE 166.61 feet to a 1/2 inch rebar set and the POINT OF BEGINNING; being the same property conveyed by Warranty Deed recorded in Deed Book 30318, Page 213, GWINNETT County, Georgia Records.

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CIC '19 00 6

JAN 31 2019

Planning&Development

CASE NUMBER CIC2019-00007
GCID 2019-0409

WINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, 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 by MAHAFFEY PICKENS TUCKER, LLP to Change the Conditions of Zoning on a tract of land zoned M-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** subject to the following enumerated conditions:

1. Limited to light industrial uses, which may include an Automobile/Truck Inspection Facility and Maintenance Shop as a special use. A Truck Storage Lot 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 or junk of any kind shall be stored on the property.
3. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
4. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
5. Existing screening fence and landscaping along the front portions of the site must remain and be maintained in good repair at all times.
6. The property owner shall submit a parking plan to be approved by the Director of Planning and Development indicating all proposed parking spaces. Proposed parking on the paved portions of the property must be striped in accordance with Gwinnett County parking standards. Proposed parking for Semi Trucks/Tractor Trailers may occur on the gravel portions of the property, but must be marked and designated. All vehicles must be parked in a striped or designated parking space.

Vehicles located on the property shall be limited to the number shown on the approved parking plan.

7. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine into adjacent properties or rights-of-way.
8. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
9. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
10. 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: 5/13/19

ATTEST:

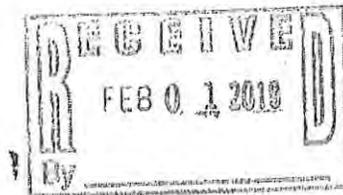
Diane Kemp
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 246 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the southerly end of a miter at the northeastern corner of the intersection of Pleasantdale Road and Buford Highway (a.k.a. U.S. Route 23); thence running along the easterly right-of-way line of Pleasantdale Road S33°48'44"E a distance of 216.55 feet to a point; thence S33°27'07"E a distance of 8.00 feet to a point, said point being the POINT OF BEGINNING; thence from the POINT OF BEGINNING and leaving said right-of-way line of Pleasantdale Road, N58°16'31"E a distance of 120.81 feet to a point; thence N58°16'31"E a distance of 97.50 feet to an iron pin set; thence N58°05'45"E a distance of 193.63 feet to an iron pin set; thence S31°30'27"E a distance of 132.71 feet to a point; thence S31°40'08"E a distance of 133.00 feet to an iron pin set; thence S58°03'15"W a distance of 403.27 feet to a point on said right-of-way line of Pleasantdale Road; thence continuing along said right-of-way line N33°27'07"W a distance of 133.39 feet to a point; thence N33°27'07"W a distance of 133.39 feet to the POINT OF BEGINNING.



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CASE NUMBER SUP2019-00031
GCID 2019-0410

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, 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 MAHAFFEY PICKENS TUCKER, LLP for the proposed use of a TRUCK MAINTENANCE SHOP 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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 an Automobile/Truck Inspection Facility and Maintenance Shop as a special use. A Truck Storage Lot 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 or junk of any kind shall be stored on the property.
3. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
4. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
5. Existing screening fence and landscaping along the front portions of the site must remain and be maintained in good repair at all times.
6. The property owner shall submit a parking plan to be approved by the Director of Planning and Development indicating all proposed parking spaces. Proposed parking on the paved portions of the property must be striped in accordance with Gwinnett County parking standards. Proposed parking for Semi Trucks/Tractor Trailers may occur on the gravel portions of the property, but must be marked and designated. All vehicles must be parked in a striped or designated parking space. Vehicles located on the property shall be limited to the number shown on the approved parking plan.

7. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine into adjacent properties or rights-of-way.
8. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
9. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
10. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane K...
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 246 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the southerly end of a miter at the northeastern corner of the intersection of Pleasantdale Road and Buford Highway (a.k.a. U.S. Route 23); thence running along the easterly right-of-way line of Pleasantdale Road S33°48'44"E a distance of 216.55 feet to a point; thence S33°27'07"E a distance of 8.00 feet to a point, said point being the POINT OF BEGINNING; thence from the POINT OF BEGINNING and leaving said right-of-way line of Pleasantdale Road, N58°16'31"E a distance of 120.81 feet to a point; thence N58°16'31"E a distance of 97.50 feet to an iron pin set; thence N58°05'45"E a distance of 193.63 feet to an iron pin set; thence S31°30'27"E a distance of 132.71 feet to a point; thence S31°40'08"E a distance of 133.00 feet to an iron pin set; thence S58°03'15"W a distance of 403.27 feet to a point on said right-of-way line of Pleasantdale Road; thence continuing along said right-of-way line N33°27'07"W a distance of 133.39 feet to a point; thence N33°27'07"W a distance of 133.39 feet to the POINT OF BEGINNING.

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Planning & Development

CASE NUMBER SUP2019-00033
GCID 2019-0412

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

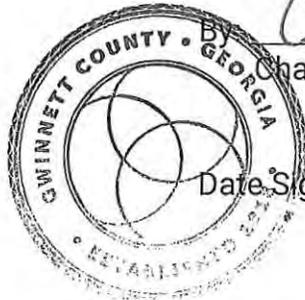
WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of a TRUCK STORAGE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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS



Date Signed: _____

By Charlotte J. Nash
Charlotte J. Nash, Chairman

5/13/19

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 246 of the 6th Land District of Gwinnett County, Georgia and being more particularly described as follows:

Commencing at the southerly end of a miter at the northeastern corner of the intersection of Pleasantdale Road and Buford Highway (a.k.a. U.S. Route 23); thence running along the easterly right-of-way line of Pleasantdale Road S33°48'44"E a distance of 216.55 feet to a point; thence S33°27'07"E a distance of 8.00 feet to a point, said point being the POINT OF BEGINNING; thence from the POINT OF BEGINNING and leaving said right-of-way line of Pleasantdale Road, N58°16'31"E a distance of 120.81 feet to a point; thence N58°16'31"E a distance of 97.50 feet to an iron pin set; thence N58°05'45"E a distance of 193.63 feet to an iron pin set; thence S31°30'27"E a distance of 132.71 feet to a point; thence S31°40'08"E a distance of 133.00 feet to an iron pin set; thence S58°03'15"W a distance of 403.27 feet to a point on said right-of-way line of Pleasantdale Road; thence continuing along said right-of-way line N33°27'07"W a distance of 133.39 feet to a point; thence N33°27'07"W a distance of 133.39 feet to the POINT OF BEGINNING.

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Planning&Development

RP 19 033

CASE NUMBER SUP2019-00028
GCID 2019-0414

GWINNETT COUNTY
- BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, 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 JOHN SOUTER for the proposed use of TRUCKING AND HAULING ALONG WITH MAINTENANCE SHOP (AUTOMOBILE OR TRUCK FLEET VEHICLES) 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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 Trucking and Hauling as a special use. Salvage/junkyard activities shall be prohibited. No vehicle sales of any kind shall occur at this location. All repair activities shall take place indoors. No repairs may be conducted in the parking lot.
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.
3. Any new buildings shall be of a brick, stacked stone and/or glass finish on all sides (stucco may only be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
4. Existing fencing along the eastern and western sides of the property shall be relocated to the perimeter property lines in order to restrict neighboring property occupants from utilizing the subject site in a manner prohibited by this zoning approval.
5. 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.
6. All semi-trucks and trailers shall be parked in the paved area in the rear of the building behind the existing fence and gate and must be operational. The existing fence 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 and fence/gate, shall remain

free of semi-trucks and trailers at all times, and shall be utilized for rear access and employee parking only.

7. Outdoor storage shall be limited to the rear of the property and screened per the requirements of the Unified Development Ordinance.
8. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
9. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
10. 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diana Long
County Clerk/Deputy County Clerk



29499
00128

BK 29499 PG 0128

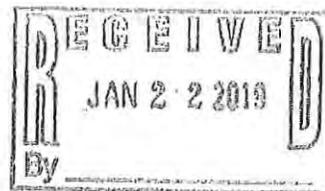


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, being known as Lot 4 of Arcadia Industrial Park, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at the intersection formed by the Southeasterly side of Arcadia Industrial Circle (based on a 100-foot right-of-way) and the Northeasterly side of Arcado Road; thence Northeasterly along the Southeasterly side of Arcadia Industrial Circle (based on a 100-foot right-of-way) 260 feet to a point; thence Northwesterly 10 feet to a point on the Southeasterly side of Arcadia Industrial Circle (based on an 80-foot right-of-way); thence Northeasterly along the Southeasterly side of said 80-foot right-of-way 60 feet to an iron pin and the TRUE POINT OF BEGINNING; thence Northeasterly along the Southeasterly side of said 80-foot right-of-way and following the curvature thereof, 234 feet to an iron pin, thence Southeasterly along the Southwesterly line of Lot 4 of Arcadia Industrial Park 296.4 feet to an iron pin; thence Southwesterly along the Northwesterly side of Lot 2 of Arcadia Industrial Park 260 feet to an iron pin; thence Northwesterly and forming an interior angle of 90 degrees with the preceding course 290.7 feet to the iron pin on the Southeasterly side of Arcadia Industrial Circle and the TRUE POINT OF BEGINNING.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 125 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin set on the Southeasterly right-of-way line of Arcadia Industrial Circle (100-foot right-of-way at this point), said iron pin set also being located 180.0 feet Northeasterly, as measured along the Southeasterly right-of-way line of Arcadia Industrial Circle, from the intersection of the Southeasterly right-of-way line of Arcadia Industrial Circle with the Northeasterly side of Arcado Road (100-foot right-of-way); running thence along the Southeasterly right-of-way line of Arcadia Industrial Circle North 71 degrees 40 minutes East a distance of 80.0 feet to an iron pin found on the Southeasterly right-of-way line of Arcadia Industrial Circle; running thence along the right-of-way line of Arcadia Industrial Circle North 18 degrees 20 minutes West a distance of 10.0 feet to an iron pin found on the Southeasterly right-of-way line of Arcadia Industrial Circle (80-foot right-of-way at this point); running thence along the Southeasterly right-of-way line of Arcadia Industrial Circle North 71 degrees 40 minutes East a distance of 60.0 feet to a point; running thence South 18 degrees 40 minutes East a distance of 290.7 feet to a point; run thence South 71 degrees 40 minutes West a distance of 140.0 feet to a point, said point being located within a gravel drive; running thence North 18 degrees 40 minutes West a distance of 280.7 feet to an iron pin set on the Southeasterly right-of-way line of Arcadia Industrial Circle, which is the point of beginning; according to a survey prepared for Decatur Federal Savings and Loan Association and Edward A. Grove by B.J. Goble, Jr., Georgia Registered Land Surveyor No. 1081, said survey being dated November 19, 1985.

SUP '19 028

CASE NUMBER SUP2019-00029
GCID 2019-0415

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, 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 JEANNE BENNETT HALL for the proposed use of ACCESSORY STRUCTURES EXCEEDING CUMULATIVE TOTAL OF 1,000 SQUARE FEET on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to the existing 1,268 square foot cumulative total of accessory structures. No additional accessory structures may be constructed or placed on the property.
2. If any existing structures are replaced, metal buildings shall not be permitted.
3. The accessory structures shall not be used in the operation of a commercial business, home occupation, or to store commercial vehicles.
4. No provisions for kitchens, plumbing, or human habitation shall be permitted in the accessory structures.
5. The chicken pen shall comply with all requirements as stipulated in Section 230-130.3 CC. of the Gwinnett County Unified Development Ordinance.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Keenan
County Clerk/Deputy County Clerk



QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made the 30th day of December in the year one thousand nine hundred and ninety-three between

Mrs. Stevie L. Bennett

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Jeanne Bennett Hall and Mrs. Stevie L. Bennett, as joint tenants with right of survivorship, not as tenants in common. of the County of Gwinnett, and State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

ALL THAT TRACT or parcel of land lying and being in Land Lot 119 of the 7th District, Gwinnett County, Georgia, being Lots 12 and 13, Block B-B, Unit 14 of Cardinal Lake Estates Subdivision, as per plat of said subdivision recorded in Plat Book J, Page 19, Gwinnett County plat records, which plat is incorporated herein by reference thereto for a more particular and complete description of said property.

GWINNETT CO, GEORGIA REAL ESTATE TRANSFER TAX

\$ 400 GARY R YATES CLERK OF SUPERIOR COURT

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
94 JAN 26 AM 8:00
GARY R. YATES, CLERK

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature of Notary Public] (Notary Public, Dekalb County, Georgia, My Commission Expires Sept. 23, 1995)

Mrs. Stevie L. Bennett (Seal)

[Signature] (Seal)

[Signature] (Seal)

SUP 19029

RECEIVED 13157
JAN 28 2019
By

CASE NUMBER SUP2019-00030
GCID 2019-0416

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. KU, 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 SHAWN RAINEY for the proposed use of OUTDOOR RUN 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 APRIL 23, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, 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. Retail, service commercial, office and accessory uses, which may include a veterinary clinic with two outdoor pet runs as a Special Use.
 - B. Hours for outdoor runs shall be limited to between 6:00 am to 8:00 pm daily.
 - C. The exterior of the building shall be subject to review and approval of the Director of the Department of Planning and Development.
2. To abide by the following site development considerations:
 - A. The size and location of outdoor dog run facilities shall be as shown on the submitted site plan, and shall be enclosed by a minimum six-foot high fence. Fence materials shall be subject to review and approval by the Director of Planning and Development.
 - B. Any new ground signage shall be limited to monument-type sign(s), and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed eight feet in height.

- C. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- D. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- E. All animal waste shall be collected in sealed containers placed in dumpsters. Dumpsters shall be serviced and emptied at least weekly.

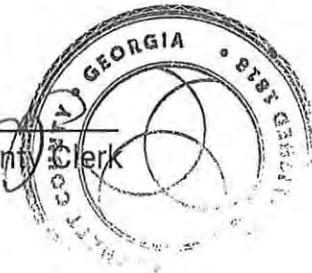
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Perry
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 78, 46th District, City of Mountain Park, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (1/2" rebar-bent) at the mitered intersection of the Southwestern Right-of-Way line of Rockbridge Road (Right-of-Way Varies) and Northern Right-of-Way line of Bowers Road (Right of Way Varies), said pin being the POINT OF BEGINNING; Thence leaving said intersection and traveling along the Right-of-Way line of Bowers Road, South 15 degrees 22 minutes 48 seconds West, a distance of 27.15 feet to an iron pin found (1/2" rebar); Thence continuing along said Right-of-Way, South 78 degrees 57 minutes 08 seconds West, a distance of 211.77 feet to an iron pin found (1/2" rebar); Thence leaving the Northern Right-of-Way line of Bowers Road (Right of Way Varies), North 31 degrees 38 minutes 43 seconds West, a distance of 156.05 feet to a PK nail in wall; Thence North 65 degrees 59 minutes 54 seconds West, a distance of 117.12 feet to an iron pin found (1/2" rebar) on the Southeastern Right-of-Way line of Five Forks Trickum Road (Right-of-Way Varies); Thence continuing along said Right-of-Way, North 28 degrees 45 minutes 21 seconds East, a distance of 42.24 feet to a mag nail w/ Bally LG washer; Thence leaving the Southeastern Right-of-Way line of Five Forks Trickum Road (Right-of-Way Varies), South 66 degrees 07 minutes 13 seconds East, a distance of 76.29 feet to an "X" in concrete; Thence South 31 degrees 19 minutes 31 seconds East, a distance of 43.84 feet to an "X" in concrete; Thence North 58 degrees 19 minutes 29 seconds East, a distance of 204.89 feet to a mag nail w/ Bally LG washer on the Southwestern Right-of-Way line of Rockbridge Road (Right-of-Way Varies); Thence continuing along said Right-of-Way, along an arc of a curve to the left, an arc length of 223.10 feet, having a radius of 1967.86 feet, being subtended by a chord bearing South 31 degrees 32 minutes 55 seconds East, a chord distance of 222.98 feet to an iron pin found (1/2" rebar-bent) said pin being the POINT OF BEGINNING.

Said tract containing 1.146 acres or 49,899 square feet.

RECEIVED BY

SUP 19 030

FEB 01 2019

Planning&Development

CASE NUMBER RZR2019-00006
GCID 2019-0403

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: APRIL 23, 2019

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
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of COMM. FOSQUE, 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-140 to R-100 by DARIUS FRANT for the proposed use of 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 APRIL 23, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 23rd day of APRIL 2019, that the aforesaid application to amend the Official Zoning Map from R-140 to R-100 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, not to exceed five lots.
 - B. The minimum heated floor area per dwelling unit shall be 1,800 square feet for one-story homes and 2,000 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 or shake 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. All grassed areas shall be sodded.
 - C. All utilities shall be placed underground.
 - D. Natural vegetation shall remain on the property until the issuance of a building permit for each lot.

- E. A specimen tree concept plan and tree survey shall be required prior to the submittal of a development permit application.
- F. The homes shall be accessed via a single shared driveway, providing an entrance from Tab Roberts Road, as reviewed and approved by Gwinnett County DOT.

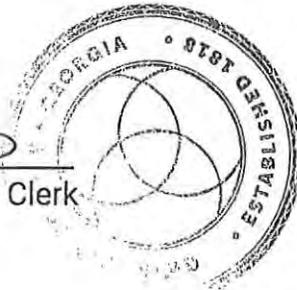
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 5/13/19

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



3.905 Acres
Tax Parcel R7084 038
Tab Roberts Road

All that tract or parcel of land lying and being in Land Lot 84 of the 7th Land District, Gwinnett County, Georgia and being particularly described as follows:

To find the point of beginning, commence at the intersection of the easterly right of way of Tab Roberts Road (right of way varies) and the northeasterly right of way of Suwanee Valley Road (60' right of way), said point being THE TRUE POINT OF BEGINNING.

THENCE traveling on said easterly right of way of Tab Roberts Road the following calls:

along a curve to the left having a radius of 232.15 feet and an arc length of 45.37 feet being subtended by a chord bearing of North 03 Degrees 24 Minutes 08 Seconds East and a chord distance of 45.30 feet to a point; THENCE North 02 Degrees 11 Minutes 49 Seconds West for a distance of 46.49 feet to a point; THENCE along a curve to the left having a radius of 528.00 feet and an arc length of 54.51 feet being subtended by a chord bearing of North 05 Degrees 46 Minutes 21 Seconds East and a chord distance of 54.48 feet to a point; THENCE North 02 Degrees 48 Minutes 54 Seconds East for a distance of 148.55 feet to a point; THENCE along a curve to the right having a radius of 417.00 feet and an arc length of 367.46 feet being subtended by a chord bearing of North 28 Degrees 03 Minutes 34 Seconds East and a chord distance of 355.69 feet to a point; THENCE along a curve to the right having a radius of 704.36 feet and an arc length of 51.24 feet being subtended by a chord bearing of North 64 Degrees 45 Minutes 51 Seconds East and a chord distance of 51.22 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said right of way and traveling South 30 Degrees 08 Minutes 53 Seconds East for a distance of 461.12 feet to a point, said point marked by a ½ inch rebar pin found; THENCE traveling South 59 Degrees 51 Minutes 57 Seconds West for a distance of 495.93 feet to a point on the northeasterly right of way of Suwanee Valley Road (60 foot right of way), said point marked by a ½ inch rebar pin found; THENCE traveling on said northeasterly right of way North 59 Degrees 24 Minutes 36 Seconds West for a distance of 34.87 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said property is bounded by Tab Roberts Road to the west, Tah Holding LP to the northeast, Lot 5 and Lot 6 (Wynntail Subdivision, Unit One) on the southeast and Suwanee Valley Road to the south.

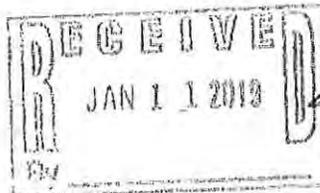
Said Property contains 3.905 Acres.

Brian R. Sutherland, L.S.

Georgia Premier Land Services, Inc.

3010 Hamilton Mill Road

Buford, Ga. 30519



1/8/19