

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

CASE NUMBER CIC2019-00002  
GCID 2019-0404

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. BROOKS, 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 LILIANA DIAZ to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 28<sup>TH</sup> day of MAY 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. Retail, service-commercial, office and accessory uses, which may include automobile sales as a special use.
- B. Any new building or remodel of the existing building shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
- C. Outdoor sales/storage of merchandise other than automobiles for sale (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
- D. Repair or servicing of vehicles shall be prohibited.
- E. The Special Use Permit shall be valid for a one-year period in which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

2. To satisfy the following site development considerations:

- A. Any new ground sign shall be limited to a monument type sign with a minimum two-foot high brick or stacked stone base.

- B. 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.
- C. Outdoor loudspeakers shall be prohibited.
- D. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- E. 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.
- F. Peddlers shall be prohibited.
- G. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
- H. The hours of operation for sales shall be limited to 9 a.m. to 7 p.m., Monday through Saturday.
- I. The property shall not be used as a junk salvage yard. All cars must be tagged and parked in marked parking spaces.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk

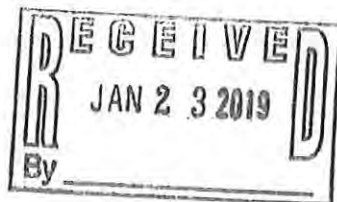


## Legal Description

ALL THAT TRACT OR PARCEL OF LAND BEING IN LAND LOT 156, DISTRICT 6, GWINNETT COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PK NAIL IN THE MEDIAN AT THE INTERSECTION OF THE CENTERLINE OF PLEASANT HILL ROAD AND LAKESIDE WALK DRIVE THENCE  
N 09°14'38" E A DISTANCE OF 222.53 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD (R/W VARIES) AND THE TRUE POINT OF BEGINNING;  
THENCE ALONG SAID RIGHT OF WAY N 08°55'38"W A DISTANCE OF 85.87 TO A POINT;  
THENCE LEAVING SAID RIGHT OF WAY N 74°38'22"E A DISTANCE OF 201.00 FEET TO A POINT;  
THENCE N 14°25'39"W A DISTANCE OF 100.10 FEET TO A POINT;  
THENCE N 59°31'23" E A DISTANCE OF 90.36 FEET TO A TRAVERSE LINE;  
THENCE ALONG TRAVERSE LINE S 29°30'01" E A DISTANCE OF 289.33 FEET TO A POINT;  
THENCE S 59°16'31"W A DISTANCE OF 125.66 FEET TO A POINT;  
THENCE N 31°31'12"W A DISTANCE OF 103.46 FEET TO A POINT;  
THENCE S 78°56'14"W A DISTANCE OF 65.00 FEET TO A POINT;  
THENCE S 59°11'08"W A DISTANCE OF 48.78 FEET TO A POINT;  
THENCE S 81°48'35"W A DISTANCE OF 109.23 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD AND THE POINT OF BEGINNING

DESCRIPTION OF A PORTION OF SUBJECT PROPERTY (TO TRAVERSE LINE)  
53,379 SQ. FT / 1.22 ACRES AS SHOWN HEREON.



CIC 19 00 2

CASE NUMBER SUP2019-00022  
GCID 2019-0285

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by CHANG WON JUNG for the proposed use of AUTOMOBILE SALES 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>TH</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service-commercial, office and accessory uses, which may include an automobile sales facility as a special use.
2. The existing building shall be left in its current neutral masonry finish, and may not be painted. The materials and colors of any re-facing or modification of the structure shall be submitted for review and approval by the Director of Planning and Development.
3. Any new buildings shall be finished with architectural treatments of glass, brick and/or stacked stone (stucco may only be used as an accent material). Final building elevations shall be submitted for review and approval by the Director of Planning and Development. Portable office trailers shall be prohibited.
4. All parking must occur in paved and striped parking spaces. Double or stacked parking shall be prohibited. Driveway access aisles must be free of obstruction and navigable at all times.
5. Existing perimeter vegetation must be preserved and replaced if dead or diseased. Minor pruning and maintenance to the existing vegetation may be permitted.
6. Outdoor sales, storage or display of merchandise other than vehicle sales inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
7. Repair, servicing, and maintenance of vehicles on-site shall be prohibited.



8. Wash and detail services of vehicles on-site shall be prohibited.
9. Ground signage shall be limited to monument type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed ten feet in height.
10. 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.
11. Outdoor loudspeakers shall be prohibited.
12. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.
13. 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.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.



CASE NUMBER SUP2019-00022  
GCID 2019-0285

GWINNETT COUNTY BOARD OF COMMISSIONERS

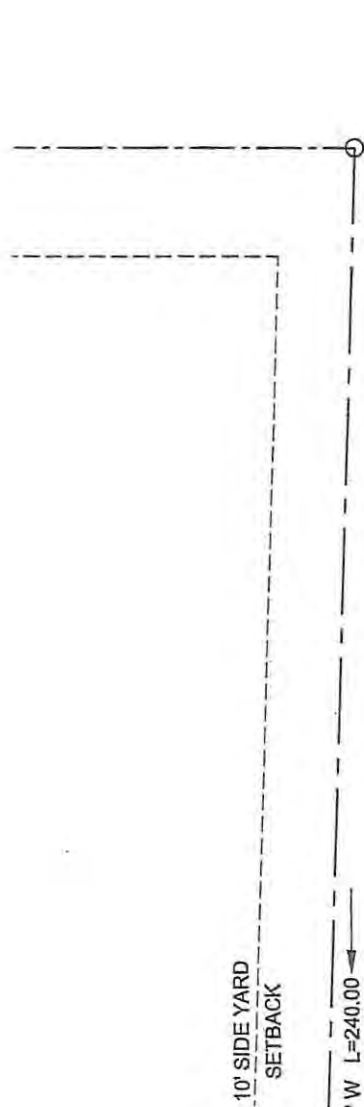
By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 6/12/19

ATTEST:

Diane Kent  
County Clerk/Deputy County Clerk





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APR 11 2019  
Planning & Development

SUP '19 022

#### LEGAL DESCRIPTION:

The legal description must be a "metes and bounds" description. It must establish a point of beginning and from the point of beginning give each dimension bounding the property, calling the directions (such as north, northeasterly, southerly, etc) which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested.

#### LEGAL DESCRIPTION:

All that tract or parcel of land lying and being in Land Lot 233 of the 6th Land District of Gwinnett County Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the intersection of the northerly right-of-way of Satellite Boulevard and the Easterly right-of-way of Old Norcross Road; THENCE, traveling along the northerly right-of-way of Satellite Boulevard in a generally easterly direction for a distance of 1890.01 feet to a point, said point marked by a 1/2 inch rebar pin set, said point being the TRUE POINT OF BEGINNING.

THENCE, from said point as thus established, North 15°58'21" East for a distance of 223.08 feet to a point; THENCE, south 74°13'22" East for a distance of 198.27 feet to a point; THENCE, South 17°50'57" West for a distance of 240.00 feet to a point; THENCE, along a curve having a radius of 5814.00 feet and an arc length of 157.46 feet, being subtended by a chord of North 72°55'36" West a distance of 157.45 feet to a point; THENCE, North 16°17'51" East for a distance of 13.00 feet to a point; THENCE, along a curve having a radius of 5827.00 feet and an arc length of 33.06 feet, being subtended by a chord of North 73°51'54" West a distance of 33.06 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said property contains 45,738 square feet or 1,050 acres, more or less, and is more fully described and shown on that plat of survey prepared for Regions Bank by Precision Planning, Inc., Randall W. Dixon, Registered Land Surveyor No. 1678, dated February 25, 1999, last revised March 23, 1999.

CASE NUMBER RZR2017-00011  
GCID 2017-5026  
GCID 2018-1122

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. FOSQUE, 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 to Amend the Official Zoning Map from RA-200 to OSC by HOME SOUTH COMMUNITIES, 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application to amend the Official Zoning Map from RA-200 to OSC is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family detached dwellings and accessory uses and structures in general accordance with the site plan submitted to staff on April 30, 2019 and presented at the May 7, 2019 Planning Commission public hearing. As depicted on the site plan, Parcel 2 and Parcel 3 shall be developed in accordance with the R-75 standards and may be subdivided and platted through the Exemption Plat process.
- B. The minimum heated floor area per dwelling unit shall be 2,250 square feet.
- C. Homes shall be constructed primarily of brick, stacked stone, or shake on the front façade. The balance shall be the same or fiber-cement siding with shake and a brick or stacked stone water table.
- D. All homes shall have at least a double-car garage.

2. To satisfy the following site development considerations:

- A. All primary conservation space shall remain undisturbed.
- B. No part of any private lot shall contain stream buffers or setbacks.
- C. Natural vegetation shall remain on the property until the issuance of a development permit.

CASE NUMBER RZR2017-00011

GCID 2017-5026

GCID 2018-1122

- D. The Parcel 1 entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- E. All grassed areas on dwelling lots shall be sodded.
- F. All utilities shall be placed underground.

WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diane Ken  
County Clerk/Deputy County Clerk



#### LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 135 and 136 of the 7<sup>th</sup> 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 Land Lots 101, 102, 135 and 136, said point being THE TRUE POINT OF BEGINNING.

THENCE along said Land Lot Line common to Land lots 102 and 135 for the following two (2) courses and distances:

THENCE South 59 degrees 09 minutes 30 seconds West for a distance of 222.40 feet to a point;

THENCE South 60 degrees 38 minutes 15 seconds West for a distance of 734.86 feet to a point;

THENCE North 30 degrees 05 minutes 20 seconds West for a distance of 430.00 feet leaving said Land Lot Line to a point;

THENCE North 30 degrees 05 minutes 10 seconds West for a distance of 1070.29 feet to a point;

THENCE North 60 degrees 15 minutes 51 seconds East for a distance of 1970.69 feet to a point located on the southwesterly right-of-way of Sandy Hill Road having a 80' right-of-way;

THENCE along said right-of-way for the following six (6) courses and distances:

THENCE South 30 degrees 12 minutes 05 seconds East for a distance of 62.07 feet to a point;

Thence along a curve to the left for an arc length of 225.62 feet having a radius of 653.41 feet and being subtended by a chord bearing South 14 degrees 29 minutes 52 seconds East for a distance of 336.12 feet to a point;

Thence along a curve to the left for an arc length of 339.94 feet having a radius of 420.55 feet and being subtended by a chord bearing South 45 degrees 34 minutes 14 seconds East for a distance of 222.92 feet to a point;

THENCE South 29 degrees 24 minutes 08 seconds East for a distance of 553.03 feet to a point found;

THENCE South 26 degrees 23 minutes 31 seconds East for a distance of 96.93 feet to a point;

Thence along a curve to the left for an arc length of 252.14 feet having a radius of 2,870.00 feet and being subtended by a chord bearing South 28 degrees 54 minutes 31 seconds East for a distance of 252.06 feet to a point located on the Land lot Line common to Land Lots 101 and 136;

THENCE South 60 degrees 22 minutes 36 seconds West for a distance of 964.77 feet leaving said right-of-way along said Land Lot Line to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract of land contains 67.252 acres more or less.

And together with

All that tract or parcel of land lying and being in Land Lot 136 of the 7<sup>th</sup> 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 Land Lots 101, 102, 135 and 136.

THENCE North 60 degrees 22 minutes 36 seconds West for a distance of 964.77 feet along said Land lot line common to Land Lots 101 and 136 to a point located on the southerly right-of-way of Sunny Hill Road having a 80' right-of-way;

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THENCE North 60 degrees 08 minutes 54 seconds West for a distance of 80.03 feet along said Land Lot Line to a point located on the northerly right-of-way of Sunny Hill Road having a 80' right-of-way, said point being THE TRUE POINT OF BEGINNING;

THENCE along said right-of-way for the following five (5) courses and distances:

Thence along a curve to the right for an arc length of 247.31 feet having a radius of 2,790.00 feet and being subtended by a chord bearing North 28 degrees 55 minutes 52 seconds West for a distance of 247.23 feet to a point;

THENCE North 26 degrees 23 minutes 31 seconds West for a distance of 99.03 feet to a point;

THENCE North 29 degrees 24 minutes 08 seconds West for a distance of 555.13 feet to a point;

Thence along a curve to the right for an arc length of 527.89 feet having a radius of 573.41 feet and being subtended by a chord bearing North 03 degrees 01 minutes 42 seconds West for a distance of 509.45 feet to a point;

THENCE North 22 degrees 15 minutes 51 seconds East for a distance of 176.41 feet leaving said right-of-way to a point;

THENCE South 30 degrees 03 minutes 57 seconds East for a distance of 1500.04 feet to a point located on the Land Lot Line common to Land Lot 101 and 136;

THENCE South 59 degrees 59 minutes 33 seconds West for a distance of 504.61 feet to a point;

THENCE South 60 degrees 13 minutes 10 seconds West for a distance of 110.02 feet to a point, said point being THE TRUE POINT OF BEGINNING;

Said tract of land contains 18.902 acres more or less for a combine total area of 86.154 acres more or less.

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RZR '17 011



CASE NUMBER SUP2019-00035  
GCID 2019-0476

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by BRIAN TONE for the proposed use of an ACCESSORY STRUCTURE GREATER THAN 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 MAY 28, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. The wood frame accessory building may be no greater than 1,280-square feet in area and 20.6 feet in height.
2. Exterior walls shall include a minimum two-foot high brick water table on three sides of the structure. The balance of the exterior shall be fiber-cement siding painted to match the principal structure. Design and construction materials shall be subject to the review and approval of the Director of Planning and Development.
3. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel or dirt floors are prohibited.
4. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.
5. The building shall be located in the rear yard and shall meet setback requirements as established by the UDO. Existing natural vegetation shall be maintained between the building and Duncan Creek Road.
6. The accessory building shall not be used in the conduct of a commercial business or home occupation.
7. No provisions for plumbing, kitchens, or human habitation shall be permitted in the building.
8. Gwinnett Department of Transportation to approve the exact location of the proposed access driveway onto Duncan Creek Road.

CASE NUMBER SUP2019-00035  
GCID 2019-0476

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 4/12/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



5068 Stefan Ridge Way Buford GA 30519

Legal Description of Property:

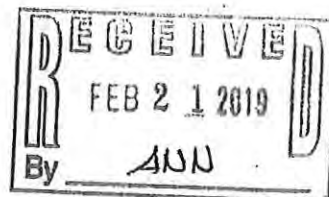
Tax Id Number R3007 280

Land Situated in the County of Gwinnett in the state of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 7 OF THE 3RD DISTRICT (DUNCAN G.M.D. 1749) OF GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, STONE RIDGE MANOR SUBDIVISION (F/K/A OAKWOOD VILLAGE; F/K/A SPOUT SPRINGS ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 17-19, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION BEING IMPROVE PROPERTY

Commonly known as: 5068 Stefan Ridge Way, Buford GA 30519

SUP '19 035



CASE NUMBER SUP2019-00036  
GCID 2019-0477

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by LOURDES SARAY GALLEGOS for the proposed use of a TATTOO PARLOR 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail and service commercial and accessory uses, which may include tattoo and body piercing as a Special Use.
2. Abide by all applicable conditions of RZC2014-00007.
3. The tattoo and body piercing studio leased space shall not exceed 900 square feet.
4. The hours of operation of the tattoo and body piercing studio shall not extend past 9:00 p.m.
5. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
6. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and neon or LED signs shall be prohibited. Exposed or visible LED strips mounted on the building or around window frames shall be prohibited.
7. Peddlers and/or parking lot sales shall be prohibited.
8. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
9. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No

decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

10. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diane Nash  
County Clerk/Deputy County Clerk





## LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 79 of the 5th District of Gwinnett County, Georgia, which tract is being more particularly described as follows:

COMMENCE at a point located at the southerly end of the mitered right-of-way between the northerly right-of-way line of U.S. Highway 29 & S.R. 8 (right-of-way varies) and the westerly right-of-way line of Sugarloak Parkway (Davis Mill Road) (right-of-way varies); running thence along the northerly right-of-way line of U.S. Highway 29 & State Route 8 and along the arc of a curve to the left (said curve having a radius of 1,200.00 feet and being subtended by a chord bearing South 54 degrees 23 minutes 45 seconds West and having a chord distance of 129.48 feet) an arc distance of 129.55 feet to an iron pin set, said point being the POINT OF BEGINNING; thence continuing along said northerly right-of-way line and along the arc of curve to the left (said curve having a radius of 1,200.00 feet and being subtended by a chord bearing South 48 degrees 22 minutes 50 seconds West and having a chord distance of 122.35 feet) an arc distance of 122.40 feet to an iron pin set; thence continuing along said northerly right-of-way line South 45 degrees 27 minutes 30 seconds West a distance of 184.69 feet to an iron pin found; thence leaving said northerly right-of-way line North 39 degrees 22 minutes 39 seconds West a distance of 200.43 feet to an iron pin found; thence South 44 degrees 39 minutes 39 seconds West a distance of 120.00 feet to a point; thence South 39 degrees 22 minutes 39 seconds East a distance of 99.78 feet to an iron pin found; thence South 44 degrees 39 minutes 26 seconds West a distance of 99.79 feet to an iron pin found; thence North 40 degrees 58 minutes 00 seconds West a distance of 806.05 feet to an iron pin found; thence North 49 degrees 08 minutes 12 seconds East a distance of 159.30 feet to an iron pin found; thence South 40 degrees 53 minutes 00 seconds East a distance of 225.00 feet to an iron pin set; thence North 54 degrees 27 minutes 58 seconds East a distance of 513.60 feet to an iron pin set on the westerly right-of-way line of Sugarloak Parkway (Davis Mill Road); thence along said westerly right-of-way line South 39 degrees 18 minutes 17 seconds East a distance of 498.95 feet to an iron pin set; thence leaving said westerly right-of-way line South 45 degrees 27 minutes 30 seconds West a distance of 146.49 feet to a point; thence South 44 degrees 32 minutes 30 seconds East a distance of 155.64 feet to an iron pin set on the northerly right-of-way line of U.S. Highway 29 & S.R. 8, said point being the POINT OF BEGINNING; as per Record Drawing of Davis Mill Station prepared for Barry F. O'Neill, Allstate Life Insurance Company and Chicago Title Insurance Company prepared by G-B ENGINEERING, INC. dated March 31, 1995, last revised May 30, 1995.

TOGETHER WITH the easements and benefits created in that certain Declaration of Reciprocal Easements dated June 15, 1988, by Barry F. O'Neill, recorded in Deed Book 3707, Page 280, Gwinnett County, Georgia records; as amended by that certain First Amendment to Declaration of Reciprocal Easements dated August 1, 1988, recorded in Deed Book 5084, Page 125, aforesaid records; as amended by Second Amendment to Declaration of Reciprocal Easements dated August 31, 1988, recorded in Deed Book 5084, Page 132, aforesaid records.

RECEIVED BY

SUP '19 036

FEB 27 2019

Planning & Development

CASE NUMBER SUP2019-00037  
GCID 2019-0478

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by RM CONCRETE SPECIALIST, LLC for the proposed use of an OUTDOOR STORAGE FOR HEAVY/CIVIL CONTRACTOR 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Light industrial, office, office/warehouse and accessory uses and structures, which may include outdoor storage for a heavy/civil contractor as a special use.
2. Storage areas shall be kept in neat condition, free of junk, salvaged materials, trash, and other debris.
3. Outdoor storage shall be fully screened by a 12-foot high, black vinyl-coated chain-link fence, including black screening insert slats. Signage shall not be printed on or attached to the screening fence.
4. Outdoor storage shall not be located within the required 50-foot front yard setback.
5. Outdoor storage shall be set back at least 15 feet from any side or rear property line.
6. Outdoor storage shall not be located in the area between the front of the principal structure and the public street, should a building be constructed at a future date.
7. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
8. The front yard setback area shall be landscaped and maintained by the property owner. A landscape plan shall be submitted for review and approval by the Director of Planning and Development.
9. Prior to the start of operations, obtain any necessary permits to bring the property up to code for the intended use.

10. The development shall abide by all standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
11. Hours of operation shall be limited to 7:00 am until 7:00 pm.
12. Natural vegetation shall remain on the property until the issuance of a development permit.
13. All parking shall be on a hard surface pavement (i.e., asphalt, concrete, porous concrete or porous asphalt) within lined spaces per the Unified Development Ordinance. Curb and gutter shall be provided as shown on the submitted site plan with the exception that the inter-parcel connectivity shown into the adjacent property to the south shall be prohibited.
14. Outdoor loudspeakers shall be prohibited.
15. Ground signage shall be limited to one monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base. 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 shall not exceed six feet in height.
16. 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.
17. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
18. No inoperable or junk vehicles are permitted.
19. Any new building(s) shall be brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.
20. 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.
21. Peddlers and/or parking lot sales shall be prohibited.

22. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
23. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease, or an application shall be made for renewal of the Special Use Permit.

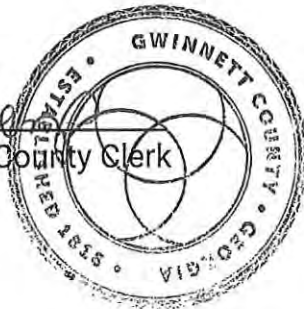
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diane K...  
County Clerk/Deputy County Clerk





1213 Beaver Ruin Road  
Legal Description

All that tract or parcel of land lying and being in Land Lot 184 of the 6<sup>th</sup> District of Gwinnett County Georgia, being known as 1202 Beaver Ruin Rd, and being more particularly described as follows:

BEGINNING at a 1/2" rebar beside a 4"x4" concrete right-of-way monument on the westerly right-of-way of Beaver Ruin Rd(130' r/w) across from its intersection with Arc Way; thence running along said right-of-way South 13°06'16" West, a distance of 120.18 feet to a 1/2" Rebar Set; thence leaving Beaver Ruin Rd and running along land now or formerly of Billy G. & Faye D. Kimbrell South 59°39'01" West, a distance of 457.99 feet to a point; thence running along land now or formerly of Big Bear Holdings, LLC North 30°20'59" West, a distance of 87.24 feet to a 1/2" Rebar; thence running along land now or formerly of Georgia Waste Systems, Inc North 59°39'01" East, a distance of 540.64 feet to the POINT OF BEGINNING.

Said tract contains 1.000 acre of land more or less.



02/27/2019

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FEB 28 2019

SUP 19 037

Planning & Development

CASE NUMBER SUP2019-00039  
GCID 2019-0479

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, 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 AUDREIANNA WILLIAMS for the proposed use of a HOME DAYCARE (GROUP) 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 MAY 28, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **DENIED**.

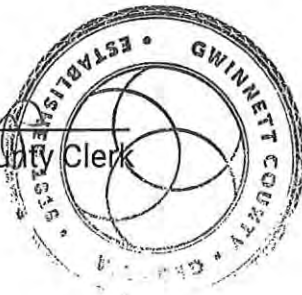
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

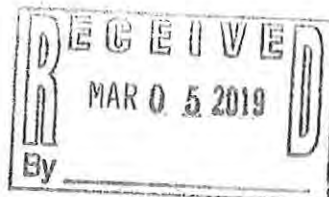
ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



**Exhibit "A"**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 316 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 44, BLOCK "A", SHADY CREEK ESTATES, PER PLAT RECORDED IN PLAT BOOK 132, PAGES 295 THROUGH 298, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**



**SUP '19 039**

CASE NUMBER SUP2019-00040  
GCID 2019-0480

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by TIM & MARTY COMMONS for the proposed use of PERMANENT MAKE-UP (TATTO PARLOR) 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service, commercial, office, and accessory uses, which may include permanent make-up tattooing (microblading) as a special use.
2. The hours of operation for permanent make-up tattooing shall not extend past 9:00 pm.
3. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earthtone) background colors for the sign cabinet.
4. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
5. 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.
6. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within seventy-two (72) hours.
7. The Special Use Permit shall be valid for a two-year period, at which time the use shall cease or the Special Use Permit shall be renewed.

CASE NUMBER SUP2019-00040  
GCID 2019-0480

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk



Tim & Marty Commons  
Commons Enterprises, Inc.  
DBA: My Salon Suite  
860 Duluth Hwy, Suite 152  
Lawrenceville, GA 30043

**EXHIBIT B**

**TRACT ONE  
VILLAGE SHOPPES AT CREEKSIDE  
10.951 ACRES**

All that tract or parcel of land lying and being in Land Lot 8 of the 7th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find **THE POINT OF BEGINNING** commence at the mitered Southerly Right-of-Way of State Route #120 (RW varies) and the Easterly Right-of-Way of Lawrenceville-Suwanee Road (120' RW); THENCE along said mitered intersection, South 65 degrees 58 minutes 12 seconds for a distance of 74.05 feet to a Point on the Easterly Right-of-Way of Lawrenceville-Suwanee Road (120' RW Varies); THENCE along said Right-of-Way South 23 degrees 44 minutes 35 seconds West for a distance of 75.54 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE departing said Right-of-Way, South 88 degrees 15 minutes 25 seconds East for a distance of 76.22 feet to a Point; THENCE South 79 degrees 51 minutes 07 seconds East for a distance of 103.81 feet to a Point; THENCE South 75 degrees 00 minutes 14 seconds East for a distance of 186.60 feet to a Point; THENCE North 08 degrees 09 minutes 46 seconds East for a distance of 140.01 feet to a Point on the Southerly Right-of-Way of State Route #120 (RW varies); THENCE along said Right-of-Way along a curve to the left having a radius of 2119.70 feet and arc length of 42.59 feet being subtended by a chord of South 82 degrees 24 minutes 48 seconds East for a distance of 42.59 feet to a Point; THENCE departing said Right-of-Way South 08 degrees 56 minutes 02 seconds West for a distance of 85.00 feet to a Point; THENCE South 09 degrees 17 minutes 22 seconds West for a distance of 59.67 feet to a Point; THENCE South 81 degrees 02 minutes 54 seconds East for a distance of 218.42 feet to a Point; THENCE North 03 degrees 33 minutes 15 seconds East for a distance of 162.04 feet to a Point on the Southerly Right-of-Way of State Route #120; THENCE along said Right-of-Way along a curve to the left having a radius of 2119.70 feet and arc length of 124.71 feet being subtended by a chord of North 89 degrees 49 minutes 22 seconds East for a distance of 124.69 feet to a Point; THENCE North 02 degrees 28 minutes 28 seconds West for a distance of 8.01 feet to a Point; THENCE along a curve to the left having a radius of 1974.88 feet and arc length of 162.42 feet being subtended by a chord of North 85 degrees 12 minutes 10 seconds East for a distance of 162.38 feet to a Point; THENCE North 82 degrees 43 minutes 53 seconds East for a distance of 231.81 feet to a Point; THENCE departing said Right-of-Way, South 08 degrees 42 minutes 47 seconds East for a distance of 14.22 feet to a Point; THENCE South 11 degrees 18 minutes 41 seconds West for a distance of 120.58 feet to a Point; THENCE South 47 degrees 07 minutes 08 seconds West for a distance of 35.96 feet to a Point; THENCE South 20 degrees 53 minutes 59 seconds West for a distance of 46.72 feet to a Point; THENCE South 41 degrees 53 minutes 53 seconds East for a distance of 27.34 feet to a Point; THENCE North 48 degrees 06 minutes 07 seconds East for a distance of 142.62 feet to a Point; THENCE South 85 degrees 32 minutes 40 seconds East for a distance of 52.96 feet to a Point; THENCE South 42 degrees 02 minutes 05 seconds East for a distance of 134.15 feet to a Point on the westerly Right-of-Way of University Parkway (a.k.a. State Route 316 (Right-of-Way width varies)); THENCE along said Right-of-Way the following courses and distances: South 41 degrees 23 minutes 00 seconds West for a distance of 125.87 feet to a Point; THENCE South 47 degrees 53 minutes 01 seconds West for a distance of 109.53 feet to a Point; THENCE South 53 degrees 45 minutes 42 seconds West for a distance of 455.90 feet to a Point; THENCE departing said Right-of-Way North 36 degrees 14 minutes 18 seconds West for a distance of 189.41 feet to a Point; THENCE North 81 degrees 03 minutes 10 seconds West for a distance

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SUP 19040

Lawrenceville, GA

Planning & Development

pg 1 of 2

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of 455.99 feet to a Point; THENCE North 50 degrees 55 minutes 21 seconds West for a distance of 347.08 feet to a Point; THENCE North 66 degrees 34 minutes 25 seconds West for a distance of 32.08 feet to a Point on the aforesaid Easterly Right-of-Way of Lawrenceville-Suwanee Road (R/W Varies) THENCE traveling along said Right-of-Way the following three (3) courses and distances, along a curve to the right having a radius of 1125.86 feet and arc length of 9.25 feet being subtended by a chord of North 24 degrees 13 minutes 48 seconds East for a distance of 9.25 feet to a Point; THENCE North 22 degrees 25 minutes 17 seconds East for a distance of 129.26 feet to a Point; THENCE North 23 degrees 44 minutes 35 seconds East for a distance of 12.79 feet to a Point, said Point being THE POINT OF BEGINNING.

Said property contains 10.951 acres.

SUP '19 040

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Planning&Development

Lawrenceville, GA

p92082



CASE NUMBER SUP2019-00041  
GCID 2019-0481

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by SOOK SONG for the proposed use of an ADULT DAYCARE 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Light industrial, office and institutional, uses which may include an Adult Day Care facility as a Special Use Permit.
2. All activities shall take place indoors, and shall be directly supervised by employees of the daycare facility.
3. Prior to the start of daycare operations, obtain any necessary permits to bring the structure and property up to all applicable building, fire and life safety codes, and obtain a Certificate of Occupancy.
4. Pick-up and drop-off of daycare clients shall occur on-site, on approved paved surfaces, and shall not impede traffic along Beaver Ruin Road or Shackleford Road.
5. Hours of operation for the Adult Day Care facility shall be between 9:00 a.m. and 2:00 p.m., Monday through Friday.
6. Wall signage shall not exceed the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet. Individual ground signage for the day care use shall be prohibited.
7. Window signage (signs displayed on the interior or exterior of the daycare windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

8. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
9. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



## **LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 200, OF THE 6TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF BEAVER RUIN ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES) AND THE SOUTHERLY END OF A RIGHT OF WAY MITER ON THE SOUTHEASTERLY RIGHT OF WAY OF SHACKLEFORD ROAD (HAVING A RIGHT OF WAY WIDTH THAT VARIES), THENCE RUNNING ALONG SAID RIGHT OF WAY MITER ON SHACKLEFORD ROAD N 16°39'39" W A DISTANCE OF 50.21' TO AN IRON PIN SET AT THE NORTHERLY END OF SAID RIGHT OF WAY MITER; THENCE CONTINUING ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SHACKLEFORD ROAD N 32°36'43" E A DISTANCE OF 559.66' TO A 1/2" REBAR FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 200 AND 201; THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG SAID LAND LOT LINES 29°34'13" E A DISTANCE OF 981.02' TO A 1/2" REBAR FOUND ON THE NORTHEASTERLY RIGHT OF WAY OF SAID BEAVER RUIN ROAD; THENCE RUNNING ALONG SAID RIGHT OF WAY N 71°21'42" W A DISTANCE OF 564.45' TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID RIGHT OF WAY N 57°02'41" W A DISTANCE OF 281.86' TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.396 ACRES (BEING 278,613.4+/- SQUARE FEET), INCLUDING AREA WITHIN ALL EASEMENTS.

**SUP '19 04 1**

**RECEIVED BY**

**MAR 06 2019**

**Planning&Development**

CASE NUMBER SUP2019-00042  
GCID 2019-0482

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by DURKE SEWELL for the proposed use of an ACCESSORY STRUCTURE GREATER THAN 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of one additional 992 square foot accessory building for the applicant's motor home storage.
2. The accessory building may be constructed in the front yard as shown on the site plan. The building shall be set back a minimum of 150 feet from the Martins Chapel Road frontage and 20 feet from the side property line.
3. The accessory building shall be constructed of materials to match the existing residence.
4. Accessory structures shall not be used in the operation of a commercial business, home occupation, or to store a commercial vehicle.
5. No provisions for kitchens, plumbing, or human habitation shall be permitted in the accessory structures.

CASE NUMBER SUP2019-00042  
GCID 2019-0482

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Deane Kemp  
County Clerk/Deputy County Clerk





BK50467 PG0342

GANEK WRIGHT MINSK PC  
BHI Wright, Esquire  
4170 Ashford Dunwoody Road, Ste 285  
Atlanta, GA 30319  
PHONE: (770)391-0073  
FAX: (770)395-9610  
File Number: BW100870

*Gordon H. Campbell*

PT-61 # 067-2010-031562

WINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

\$ 1012

TOM LAWLER CLERK OF  
SUPERIOR COURT  
QUITCLAIM DEED SPOUSAL

FILED & RECORDED  
CLERK SUPERIOR COURT  
WINNETT COUNTY, GA

10-DEC 30 PM 2:00

TOM LAWLER, CLERK

STATE OF GEORGIA

COUNTY OF DeKalb

THIS INDENTURE, made September 24, 2010 between

GORDON H. CAMPBELL, II,

as party or parties of the first part, hereinafter called Grantor, and

GORDON H. CAMPBELL, II and JERRI LOUISE CAMPBELL  
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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 TEN AND NO/100 ----- (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, remise, release and quitclaim unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 15TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING SHOWN AS TRACT 1 CONTAINING 6.00 ACRES ON EXEMPTION PLAT FOR CHARLES A. RUTTER AND RITA C. RUTTER, PREPARED BY R & V LAND SURVEYING, INC., DATED November 11, 1998, AS PER PLAT RECORDED IN PLAT BOOK 72, PAGE 126, GWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE,

1. This conveyance is made subject to those certain Deed(s) to Secure Debt between Grantor of even date herewith regardless of the order of recording of same. By acceptance of this deed, Grantees subordinate this conveyance to the priority of those security instruments.

TO HAVE AND TO HOLD the said described premises unto the said Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

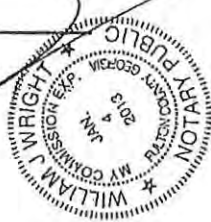
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in  
the presence of:

*[Signature]*  
UNOFFICIAL WITNESS

*[Signature]*  
GORDON H. CAMPBELL, II  
(Seal)

NOTARY PUBLIC  
MY COMMISSION EXPIRES:  
(NOTARY SEAL)



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MAR 06 2019

Planning & Development

SUP '19 042

0107761

CASE NUMBER RZR2019-00007  
GCID 2019-0470

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to R-100 by OLD NORCROSS INVESTMENTS, INC. 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application to amend the Official Zoning Map from RA-200 to R-100 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 16 lots as depicted on the submitted site plan.
  - B. The minimum heated floor area per dwelling unit shall be 2,500 square feet for one-story homes and 2,700 square feet for two-story homes.
  - C. Homes shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot brick or stacked stone water table.
  - D. Lots 1 and 16, as depicted on the submitted site plan, shall be constructed with brick and/or stacked stone on three sides.
  - E. All homes shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. The Hog Mountain Road street frontage shall be landscaped by the developer and maintained by the Homeowner's Association, and shall include a decorative masonry entrance feature in accordance with the submitted site plan dated February 25, 2019. Landscape and entrance plans shall be subject to review and approval of the Director of Planning and Development.

- B. 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.
- C. Detention pond(s) shall be a minimum of 20 feet from the existing Hog Mountain Road right-of-way, in order to accommodate easements and landscaping.
- 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. No direct lot access shall be allowed to Hog Mountain Road.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. All grassed areas on dwelling lots shall be sodded.
- H. Provide underground utilities throughout the development.
- I. A 25-foot temporary construction buffer shall be provided adjacent to the Mulberry Plantation subdivision. Said buffer shall terminate at final plat.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diane Lamp  
County Clerk/Deputy County Clerk





LEGAL DESCRIPTION

8.32 ACRES

OLD HOG MOUNTAIN - BRASELTON ROAD

All that tract or parcel of land containing 8.32 acres lying in Duncan's GMD No. 1749 of, Gwinnett County, Georgia shown on the Rezoning Sketch for Old Norcross Investments, Inc. as prepared by McNally & Patrick, Inc. dated February 2, 2019 and further designated as Gwinnett County Tax Parcel No 3003-119 and being more particularly described as follows:

Beginning at a 1/2" r-bar found on the southeastern 80' R/W of Old Hog Mountain - Braselton Road being S52°30'45"W a distance of 180.93' from the intersection with the southwestern 50' R/W of Bonnett Creek Lane (if said right of ways were extended to a point of intersection rather than a curve.), thence leaving said right of way of Old Hog Mountain - Braselton Road S38°15'33"E for a distance of 547.40' along the southwesterly lines of lots 98-104 of Mulberry River Plantation to a 1" open top pipe found; thence S52°42'00"W for a distance of 461.50' along the northwesterly line of lots 92- 96 and the open space of Mulberry River Plantation to a metal fence post set; thence S01°36'02"W for a distance of 114.15' along the open space of said subdivision to a point; thence S43°58'15"W for a distance of 74.07' along a northwestern line of property now or formerly owned by John A. Ford et al to a metal fence post set; thence N81°34'16"W along a northerly line of said Ford property for a distance of 146.06' to a metal fence post set; thence S86°34'51"W for a distance of 87.28' along said Ford property to a metal fence post set on the easterly 80'R/W of Old Hog Mountain - Braselton Road; thence along said right of way N07°12'17"W for a distance of 266.81' to a point on said right of way; thence northwesterly following a curve to the right an arc distance of 160.34' (said curve having a radius of 1731.86' and being subtended by a chord bearing and distance of N04°36'20"W for 160.28') to a point on said right of way; thence continue northeasterly along said right of way following a curve to the right an arc distance of 169.24' (said arc having a radius of 290.12' and being subtended by a chord bearing and distance of N10°12'58"E for 166.85') to a point on said right of way; thence northeasterly along the southeastern right of way of said roadway following a curve to the right an arc distance of 141.76' (said arc having a radius of 424.66' and being subtended by a chord bearing and distance of N45°55'11"E for 141.10') to a point; thence along said right of way N52°52'52"E for a distance of 288.13' to the 1/2" r-bar found at the Point of Beginning.

The above described parcel was compiled and calculated from surveys prepared by Hayes, James & Associates, bearing the seal of Billy Ray Cheek, Georgia Registered Land Surveyor No. 1615 of Mulberry River Plantation dated July 10, 2000 last revised October 06, 2004 as rerecorded in Plat Book 106, Page 13 and for Mulberry River Plantation, Bobby B. Brookshire and John A. Ford, dated April 11, 2001, as recorded in Plat Book 128, Page 281 of Gwinnett County Records..

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RZR '19 007

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Planning&Development

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 4-0, 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 APEX LAND COMPANY, LLC 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 MAY 28, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 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 116 lots with a minimum lot width of 65 feet for the portion of the property lying within Gwinnett County.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
- C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage. The garage doors shall be located behind the front porch or stoop.
- E. Provide recreation amenities as shown on the site plan dated October 18, 2018.
- F. Minimum open space requirements for the portion of the property lying within Gwinnett County must be preserved in the Gwinnett County portion of the site.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of an administrative variance or by the Zoning Board of Appeals, as appropriate.



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

CASE NUMBER RZR2019-00008

GCID 2019-0471

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Drae Kemp  
County Clerk/Deputy County Clerk

The seal of Gwinnett County, Georgia, is circular. It features a central emblem with three interlocking rings. The words "GWINNETT COUNTY" are written along the top inner edge, and "GEORGIA" is at the bottom. The year "1888" is also visible.

## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 193 of the 5<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To find THE TRUE POINT OF BEGINNING begin at a Rock Found at the Land Lot Corner common to Land Lots 193, 194, 223 and 224 located in Gwinnett County, Georgia, said point being THE TRUE POINT OF BEGINNING;

THENCE South 29 degrees 14 minutes 57 seconds East a distance of 367.67 feet to a point;

THENCE South 29 degrees 16 minutes 58 seconds East a distance of 57.94 feet to a 1" re-bar found;

THENCE South 30 degrees 19 minutes 28 seconds East a distance of 111.19 feet to a point on the line common to Gwinnett County and Walton County;

THENCE South 46 degrees 04 minutes 49 seconds West a distance of 2,318.98 feet along said line to a point;

THENCE South 60 degrees 51 minutes 21 seconds West a distance of 225.33 feet to a point;

THENCE North 18 degrees 31 minutes 53 seconds West a distance of 302.66 feet to a ½" re-bar found;

THENCE South 63 degrees 09 minutes 20 seconds West a distance of 224.08 feet to a ½" re-bar found;

THENCE South 18 degrees 30 minutes 00 seconds East a distance of 35.01 feet to a ½" re-bar found;

THENCE South 63 degrees 02 minutes 39 seconds West a distance of 142.15 feet to a ½" re-bar found on the northeasterly right-of-way of Shannon Road having a 60' right-of-way width;

THENCE along said right-of-way for the following (7) seven courses and distances:

THENCE along a curve to the right for an arc length of 64.67 feet, having a radius of 1,935.65 feet, being subtended by a chord bearing North 14 degrees 48 minutes 10 seconds West, for a distance of 64.67 feet to a point;

THENCE North 13 degrees 50 minutes 45 seconds West a distance of 174.78 feet to a point;

THENCE North 15 degrees 48 minutes 32 seconds West a distance of 127.30 feet to a point;

THENCE along a curve to the left for an arc length of 126.37 feet, having a radius of 549.77 feet, being subtended by a chord bearing North 22 degrees 23 minutes 38 seconds West, for a distance of 126.09 feet to a point;

THENCE North 28 degrees 58 minutes 43 seconds West a distance of 89.29 feet to a point;

THENCE North 24 degrees 59 minutes 51 seconds West a distance of 112.00 feet to a point;

THENCE along a curve to the right for an arc length of 55.92 feet, having a radius of 420.11 feet, being subtended by a chord bearing North 21 degrees 11 minutes 04 seconds West, for a distance of 55.88 feet to a point;

THENCE North 17 degrees 22 minutes 17 seconds West a distance of 106.43 feet to an iron pin set on the Land Lot Line common to Land Lots 193 and 194;

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RZR '19 00 8

THENCE North 60 degrees 38 minutes 32 seconds East a distance of 2,637.09 feet along Land Lot Line to a rock found at the Land Lot Corner common to Land Lots 193, 194, 223 and 224, said point being THE TRUE POINT OF BEGINNING.

The above described property contains 52.587 Acres more or less.

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MAR 05 2019

Planning&Development

RZR 19008

CASE NUMBER RZR2019-00011  
GCID 2019-0473

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Abstained
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. BROOKS, which carried 3-0-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to OSC by BERNIE SMITH 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 MAY 28, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 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 2.2 units per acre with a minimum lot width of 70 feet.
- B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for one story homes and 2,600 square feet for two story homes.
- C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage. The garage doors shall be located behind the front porch or stoop.
- E. Provide recreation amenities as shown on the site plan dated February 25, 2019.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of an administrative variance or by the Zoning Board of Appeals, as appropriate.
- B. All primary conservation space shall remain undisturbed.



- C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property.
- D. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- E. No direct lot access shall be allowed onto Bold Springs Road or Jones Phillips Road. One entrance shall be provided on Bold Springs Road.
- F. The Bold Springs Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- G. Screening shall be provided along the back of lots that back up to Bold Springs Road and Jones Phillips Road. It shall include a four board stained wooden fence, berms or vegetation. Plans shall be submitted to the Director of Planning and Development for review and approval.
- H. An active amenity area shall be constructed as shown on the submitted site plan. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- I. The developer shall install a six-foot high black vinyl coated chain link fence along the Lowrey (north) property line.
- J. All homes backing up to Bold Springs Road and Jones Phillips shall be four-sided brick.
- K. Natural vegetation shall remain on the property until the issuance of a development permit.
- L. All grassed areas on dwelling lots shall be sodded.
- M. All utilities shall be placed underground.
- N. Provide an updated traffic study and if warranted by Gwinnett Department of Transportation, provide a left turn lane into the development.
- O. The detention pond adjacent to Bold Springs Road and Jones Phillips Road 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 the right of way and adjacent residences with a double staggered row of evergreen trees.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 4/12/19

ATTEST:

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



ZONING LEGAL DESCRIPTION  
**BOLD SPRINGS ROAD**

All that tract or parcel of land lying and being in Land Lot 325 of the 5<sup>th</sup> District of Gwinnett County and being more particularly described as follows:

To arrive at the **True Point of Beginning**, Commence at the intersection of the northern right of way line of Indian Shoals Road (60' R/W) with the western right of way line of Bold Springs Road (80' R/W). Proceed along the western right of way line of Bold Springs Road, N32°47'23"W, a distance of 291.21' to a point. Thence continue along said right of way along a curve to the right, an arc distance of 385.64' to a point. Said arc being subtended by a radius of 1178.04, a chord bearing of N31°20'28"W and a chord length of 385.50'. Thence continue along same said right of way, N30°08'44" W, a distance of 1207.40 to a point, said point being the **True Point of Beginning**.

From the **TRUE POINT OF BEGINNING**, as thus established, leaving said right of way line, proceed S61°29'02"W, a distance of 1606.41' to a point on the easterly right of way line of Jones Phillis Road (R/W varies); Thence continue along the easterly right of way of Jones Phillis Road (R/W varies), N28°55'07"W, a distance of 1447.91' to a point; Thence leaving said right of way. Proceed N60°46'26"E, a distance of 1605.87' to a point on the western right of way line of Bold Springs Road (80' R/W). Thence proceed along said right of way line, S27°41'57"E, a distance of 724.15' to a point; Thence continuing along said right of way, proceed S30°08'44"E, a distance of 744.00' to a point, which is the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land having an area of 53.67, more or less.

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Planning&Development

CASE NUMBER RZR2019-00013  
GCID 2019-0474

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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	Absent	Absent
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 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 to Amend the Official Zoning Map from R-100 to TND by UNITED FAMILY HOMES, LLC for the proposed use of a SINGLE-FAMILY SUBDIVISION (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application to amend the Official Zoning Map from R-100 to TND is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

*Charlotte J. Nash*  
Charlotte J. Nash, Chairman

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

*6/12/19*

ATTEST:

*Diana G. Gooch*  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 323 & 336 of the 7<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

To ascertain the Point of Beginning, commence at a 5/8" rebar set on the southerly right-of-way of South Richland Creek Road (Variable R/W), said point being North 71 degrees 03 minutes 00 seconds East for a distance of 400.00 feet (Per Deed Book 48960, Page 632) from the intersection of the southerly right-of-way of South Richland Creek Road (Variable R/W) and easterly right-of-way of Sycamore Road (80' R/W):

Thence along the southerly right-of-way of South Richland Creek Road (Variable R/W) along the following courses:

North 71 degrees 02 minutes 54 seconds East for a distance of 180.04 feet to a point;  
Thence North 72 degrees 07 minutes 00 seconds East for a distance of 82.00 feet to a point;  
Thence North 74 degrees 55 minutes 00 seconds East for a distance of 114.06 feet to a point;  
Thence North 70 degrees 53 minutes 00 seconds East for a distance of 87.17 feet to a point;  
Thence North 62 degrees 04 minutes 00 seconds East for a distance of 85.00 feet to a point;  
Thence North 60 degrees 54 minutes 00 seconds East for a distance of 80.01 feet to a point;  
Thence North 58 degrees 54 minutes 00 seconds East for a distance of 138.67 feet to a point;

Leaving the southerly right-of-way of South Richland Creek Road (Variable R/W) and following along the centerline of Richland Creek and the property of now or formerly RBC Bank (Deed Book 50628, Page 891) along the following courses:

Thence South 34 degrees 13 minutes 13 seconds East for a distance of 17.38 feet to a point;  
Thence South 28 degrees 03 minutes 14 seconds East for a distance of 119.61 feet to a point;  
Thence South 55 degrees 01 minutes 51 seconds East for a distance of 39.37 feet to a point;  
Thence South 38 degrees 44 minutes 49 seconds East for a distance of 59.61 feet to a point;  
Thence South 45 degrees 50 minutes 21 seconds East for a distance of 58.45 feet to a point;  
Thence South 34 degrees 21 minutes 30 seconds East for a distance of 47.72 feet to a point;  
Thence South 71 degrees 59 minutes 06 seconds East for a distance of 38.21 feet to a point;  
Thence North 88 degrees 19 minutes 25 seconds East for a distance of 27.49 feet to a point;  
Thence South 17 degrees 03 minutes 57 seconds East for a distance of 30.63 feet to a point;  
Thence South 18 degrees 20 minutes 02 seconds West for a distance of 41.40 feet to a point;  
Thence South 08 degrees 08 minutes 41 seconds West for a distance of 19.53 feet to a point;  
Thence South 67 degrees 11 minutes 21 seconds East for a distance of 29.69 feet to a point;  
Thence North 59 degrees 36 minutes 13 seconds East for a distance of 50.19 feet to a point;  
Thence South 76 degrees 54 minutes 12 seconds East for a distance of 42.57 feet to a point;  
Thence South 45 degrees 04 minutes 48 seconds East for a distance of 32.61 feet to a point;  
Thence South 11 degrees 52 minutes 15 seconds West for a distance of 35.83 feet to a point;  
Thence South 77 degrees 20 minutes 02 seconds West for a distance of 36.55 feet to a point;  
Thence South 37 degrees 59 minutes 15 seconds West for a distance of 29.84 feet to a point;  
Thence South 40 degrees 09 minutes 55 seconds East for a distance of 15.00 feet to a point;  
Thence South 26 degrees 44 minutes 26 seconds East for a distance of 30.20 feet to a point;  
Thence South 82 degrees 35 minutes 22 seconds East for a distance of 60.61 feet to a point;  
Thence North 36 degrees 13 minutes 37 seconds East for a distance of 41.73 feet to a point;  
Thence North 74 degrees 18 minutes 35 seconds East for a distance of 29.57 feet to a point;  
Thence South 56 degrees 26 minutes 26 seconds East for a distance of 37.85 feet to a point;



RZR '19 013

## LEGAL DESCRIPTION

Leaving the centerline of Richland Creek and following along the property of now or formerly James Gaines (Plat Book 45, Page 36 & Plat Book 101, Page 66) along the following courses:

Thence South 43 degrees 28 minutes 00 seconds West for a distance of 222.94 feet to a 5/8" rebar set;

Thence South 14 degrees 23 minutes 00 seconds East for a distance of 104.34 feet to a 1" open top pipe found;

Thence South 18 degrees 13 minutes 00 seconds East for a distance of 59.22 feet to a 5/8" rebar set;

Leaving the property of now or formerly James Gaines (Plat Book 45, Page 36 & Plat Book 101, Page 66) and following along the property of now or formerly Gwinnett County Board of Education (Deed Book 17802, Page 162) along the following course:

Thence South 81 degrees 12 minutes 13 seconds West for a distance of 939.03 feet to a 1/2" open top pipe found;

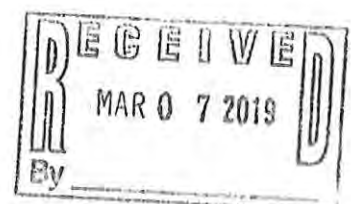
Leaving the property of now or formerly Gwinnett County Board of Education (Deed Book 17802, Page 162) and following along the property of now or formerly Byoung O Lim (Deed Book 48960, Page 632) along the following course:

Thence North 14 degrees 45 minutes 00 seconds West for a distance of 671.53 feet to a 5/8" rebar set ;

Located on the southerly right-of-way of South Richland Creek Road (Variable R/W), said point being the Point of Beginning.

Said tract contains 16.075 acres (700,216 square feet).

RZR 19 013





GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: MAY 28, 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.

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	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Absent	Absent
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Abstained
Marlene Fosque, District 4	Yes	Aye

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On motion of COMM. BROOKS, which carried 3-0-1, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200, R-100 CSO & R-140 to OSC by MANOR RESTORATIONS, 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 MAY 28, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 28<sup>th</sup> day of MAY 2019, that the aforesaid application to amend the Official Zoning Map from RA-200, R-100 CSO & R-140 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 with a minimum lot width of 60 feet.
- B. The minimum heated floor area per dwelling unit shall be 2,000 square feet for one story homes and 2,400 square feet for two story homes.
- C. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot brick or stacked stone water table.
- D. All dwellings shall have at least a double-car garage. The garage doors shall be located behind the front porch or stoop.
- E. The developer shall install a six-foot high vinyl-coated chain-link fence along the common property line with the first four lots of the Alcovy Forest subdivision.
- F. Provide amenities as shown on the site plan dated April 3, 2019.

2. To satisfy the following site development considerations:

- A. All primary conservation space shall remain undisturbed.
- B. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property. The 50-foot wide conservation space strip shall be replanted to provide a buffer from Sugarloaf Parkway.

- C. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
- D. No direct lot access shall be allowed onto Alcovy Road or Sugarloaf Parkway.
- E. The Alcovy Road frontage and project entrance shall be landscaped by the developer and maintained by the Homeowner's Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval of the Director of Planning and Development.
- F. An amenity area shall be constructed as shown on the submitted site plan. Off-street unpaved trails and pedestrian connections to the conservation areas and amenity area shall be provided throughout the development. Trails and amenities shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval of the Director of Planning and Development.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. All grassed areas on dwelling lots shall be sodded.
- I. All utilities shall be placed underground.
- J. Building lots shall not be located within any required stream buffers.
- K. Provide an updated traffic study and if warranted by Gwinnett Department of Transportation, provide a left turn lane into the development.

CASE NUMBER RZR2019-00014  
GCID 2019-0475

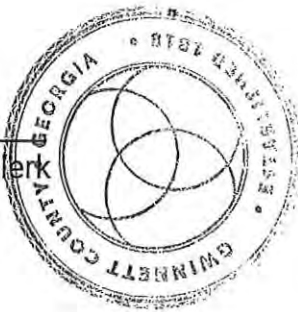
WINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 6/12/19

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



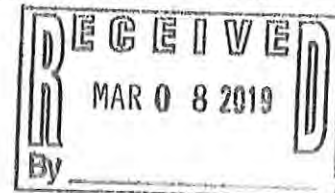
## LEGAL DESCRIPTION

### ALCOVY ROAD

*All that tract or parcel of land lying and being located in Land Lot 245 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows.*

**BEGINNING** at an iron pin (#4 rebar) located on the westerly line of Land Lot 245 which is the common line between Land Lot 245 and 236 of the said 5th District, said iron pin being located 738.71 feet from the intersection of the said westerly line of Land Lot 245 and the southerly right-of-way of Alcovy Road (80' right-of-way) as measured in a southeasterly direction along and following the said westerly line of Land Lot 245; having thus established the **TRUE POINT OF BEGINNING** leaving said iron pin and Land Lot line and running  $N81^{\circ}48'07''E$  for a distance of 622.34 feet to an iron pin (#4 rebar); thence running  $N11^{\circ}47'50''W$  for a distance of 391.45 feet to an iron pin (#4 rebar w/cap) located on the southeasterly right-of-way of Alcovy Road (80' right-of-way); thence running  $N76^{\circ}12'18''E$  along the southeasterly right-of-way of Alcovy Road for a distance of 242.76 feet to a point; thence running in a northeasterly direction along the southeasterly right-of-way of Alcovy Road and following the curvature thereof along a curve to the left for an arc length of 209.94 feet (said arc being subtended by a chord of  $N75^{\circ}30'26''E$  – 209.93 feet and having a radius of 9547.15 feet) to a point; thence running in a northeasterly direction along the southeasterly right-of-way of Alcovy Road and following the curvature thereof along a curve to the left for an arc length of 75.71 feet (said arc being subtended by a chord of  $N73^{\circ}09'15''E$  – 75.70 feet and having a radius of 1287.15 feet) to an iron pin (#4 rebar w/cap); thence leaving said right-of-way and running  $S30^{\circ}38'32''E$  for a distance of 1154.23 feet to an iron pin (#4 rebar-disturbed) located at the southwesterly corner of Lot 4, Block "A" of the Alcovy Forest Unit One Subdivision; thence running  $N60^{\circ}13'06''E$  for a distance of 216.26 feet to an iron pin (#4 rebar) located on the southwesterly right-of-way

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of Alcovy Forest Drive (60' right-of-way); thence running  $S29^{\circ}45'12''E$  along the southwesterly right-of-way of Alcovy Forest Drive for a distance of 31.19 feet to a point; thence running in a southeasterly direction along the southwesterly right-of-way of Alcovy Forest Drive and following the curvature thereof along a curve to the left for an arc length of 28.78 feet (said arc being subtended by a chord of  $S33^{\circ}02'44''E$  – 28.76 feet and having a radius of 250.37 feet) to an iron pin (#4 rebar); thence leaving said right-of-way and running  $S60^{\circ}15'31''W$  for a distance of 216.86 feet to an iron pin (#4 rebar-disturbed) which is the northwest corner of Lot 1, Block "B" of the Alcovy Forest Unit One Subdivision; thence running  $S30^{\circ}35'28''E$  for a distance of 553.99 feet to an iron pin (#4 rebar w/cap) located on the northwesterly right-of-way of Sugarloaf Parkway (right-of-way varies); thence running  $S51^{\circ}12'36''W$  along the northwesterly right-of-way of Sugarloaf Parkway for a distance of 932.38 feet to an iron pin (#4 rebar w/cap); thence running in a southwesterly direction along the northwesterly right-of-way of Sugarloaf Parkway and following the curvature thereof along a curve to the left for an arc length of 91.32 feet (said arc being subtended by a chord of  $S51^{\circ}57'48''W$  – 91.32 feet) to an iron pin (#4 rebar w/cap); thence leaving said right-of-way and running  $S63^{\circ}12'41''W$  for a distance of 215.87 feet to an iron pin (#4 rebar w/cap) located on the westerly line of said Land Lot 245; thence running  $N30^{\circ}02'07''W$  for a distance of 1072.31 feet to an iron pin (#4 rebar); thence running  $N30^{\circ}02'37''W$  along the westerly line of said Land Lot 245 for a distance of 839.10 feet to an iron pin (#4 rebar) which is the **TRUE POINT OF BEGINNING**. Said tract contains 51.444 acres ( $\pm 2,240,913$  sq. ft.).

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