Gwinnett County Board of Commissioners' Resolutions for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP Cases and Amendments acted upon in November 2019
CASE NUMBER SUP2019-00027
GCID 2019-0413

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 5, 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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<td>Marlene Fosque, District 4</td>
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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
BARNABAS PRISON MINISTRY for the proposed use of a RE-ENTRY PARTNERSHIP
HOUSING FACILITY 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 OCTOBER 22, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 5th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

1. Limited to single-family residences and accessory uses, which may include a re-entry partnership housing facility as a special use.

2. A maximum of six individuals, including management and staff, may reside in the home at any time.

3. Vehicles shall be parked on a paved surface to the side or rear of the residence.

4. Provide a minimum six-foot high 100 percent opaque wood privacy fence adjacent to residentially zoned properties.

5. The Special Use Permit shall be valid for a one-year period, at which time the use shall cease or an application shall be made for renewal of the Special Use Permit.
CASE NUMBER SUP2019-00027
GCID 2019-0413

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

[Signature]
County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 162 OF THE 5th DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RIGHT OF WAY MONUMENT LOCATED 511'± ALONG THE WESTERLY RIGHT OF WAY OF LOGANVILLE HWY/GEORGIA HWY 20 (VARIABLE RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY OF BRAND ROAD THENCE RUNNING ALONG THE WESTERLY RIGHT OF WAY OF LOGANVILLE HWY/GEORGIA HWY 20, S45°43'04"E FOR A DISTANCE OF 3.93' TO A CALCULATED POINT BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, THENCE CONTINUING ALONG AFOREMENTIONED RIGHT OF WAY S45°43'04"E FOR A DISTANCE OF 50.53' TO A RIGHT OF WAY MONUMENT, THENCE CONTINUING ALONG SAID RIGHT OF WAY S32°07'51"E FOR A DISTANCE OF 50.95' TO A RIGHT OF WAY MONUMENT, THENCE CONTINUING S18°42'53"E FOR A DISTANCE OF 50.06' TO A RIGHT OF WAY MONUMENT, THENCE CONTINUING S12°18'25"E FOR A DISTANCE OF 101.60' TO A RIGHT OF WAY MONUMENT, THENCE CONTINUING S21°56'21"E FOR A DISTANCE OF 36.78' TO A CALCULATED POINT, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N84°05'00"W FOR A DISTANCE OF 398.35' TO AN OPEN TOP PIPE, THENCE RUNNING N54°45'00"W FOR A DISTANCE OF 398.35' TO A REBAR FOUND, THENCE RUNNING S86°21'00"W FOR A DISTANCE OF 188.44' TO A CALCULATED POINT LOCATED ON THE WESTERLY RIGHT OF WAY OF LOGANVILLE HWY/GEORGIA HWY 20, SAID CALCULATED POINT BEING THE POINT OF BEGINNING,

SAID TRACT OR PARCEL OF LAND CONTAINS 73,683 SQUARE FEET OR 1.692 ACRES, BEING MORE PARTICULARLY DESCRIBED AND SHOWN ON SURVEY PREPARED FOR 3847 LOGANVILLE HWY., BY SURVEY SYSTEMS & ASSOC., INC., DATED 1-4-2019.
RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 19, 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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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 by HILL, FOLEY, ROSSI & ASSOCIATES to Change the Conditions of Zoning on a tract of land zoned C-2 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map is hereby APPROVED subject to the following enumerated conditions:

Approval as C-2 (Change in Conditions), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. Retail, service commercial and accessory uses.
   B. Outparcel development fronting Bethesda School Road, excluding the corner, shall not be developed as a convenience store or fast-food restaurant with drive-through. Hours of operation shall be limited to between 6 a.m. and 11 p.m.
   C. The development shall be limited to no more than four out parcels.
   D. All uses permitted within the C-2 district, except for the following; (1) no adult entertainment establishments (2) no gas stations (3) no garages (4) no liquor stores (5) no hotel and motel facilities (6) no mini storage facilities (7) no emission testing facilities (8) no automotive repair facilities (9) no animal or veterinary clinics (10) no free standing drug stores (11) no automotive retail sales (12) no electrical or plumbing contractors (13) no equipment rentals.
   E. No out parcel on corner of Bethesda School Road and Highway 29.
   F. Development in general accordance with site plan submitted June 6, 2001, and changes shall be submitted and approved by the Director of Planning and Development. This development may be developed in phases.

2. To satisfy the following site development considerations:
A. Provide a ten-foot wide enhanced buffer adjacent to all residentially-zoned properties. The buffer shall be planted with evergreen screening trees a minimum of eight-feet tall at the time of planting and shall be subject to review and approval by the Director of Planning and Development.

B. Provide a ten-foot wide landscaped strip outside the dedicated rights-of-way of Lawrenceville Highway and Bethesda School Road.

C. Provide a five-foot wide landscaped strip adjacent to all internal property lines.

D. The number, design and location of exits/entrances shall be subject to review and approval of the Gwinnett and Georgia Departments of Transportation.

E. Building exteriors shall be of glass and/or brick, stacked stone, stucco, split-face block. Submit architectural plans for review and approval of the Director of Planning and Development. Architectural treatment for all out parcels shall be consistent with shopping center design and submitted architectural elevations must be reviewed and approved by the Director of Planning and Development.

F. Ground signs shall be limited to monument-type signs with masonry bases matching the materials of the buildings.

G. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, or hung, or strung on the site, except as may be permitted under Section 1107.2 of the 1985 Zoning Resolution.

H. Billboards shall be prohibited.

I. Deliveries shall be restricted to between the hours of 7:00 a.m. and 9:00 p.m. Overnight parking or idling of delivery vehicles shall be prohibited.

J. Dumpsters shall be screened by an opaque brick wall with gate enclosure, and located a minimum of 100 feet from abutting residential property lines. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 9:00 p.m.

K. Provide interparcel access throughout the development and adjacent to commercial property to the west.
L. Lighting shall be contained in cut-off type luminaries and shall be directed inward so as not to reflect into adjacent and nearby residential properties.

M. Natural vegetation shall remain on the property prior to the issuance of a grading permit.

3. To abide by the following requirements, dedications and improvements:
   A. Design required on-site water detention facilities such that they are not located within any required buffers.
   B. No outdoor speakers shall be allowed. Indoor/outdoor intercom systems shall be permitted.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

County Clerk/Deputy County Clerk
CORRECTIVE LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made effective the 30th day of July, 2019, between TIEMPOS, LLC, a Georgia Limited Liability Company, hereinafter called Grantor, and TIEMPOS LLC, a Georgia Limited Liability Company, as party of the second part, hereinafter called Grantee (the words "Grantors" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits),

WITNESSETH That: the said Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot 16 of the 5th District, Gwinnett County, Georgia, being .73 acres, according to plat recorded in Plat Book "O", Page 154, Gwinnett County Records, which recorded plat is incorporated herein and made a part hereof by this reference. Said property is known as 467 Bethesda School Road according to the present system of numbering in the general vicinity.

Parcel ID: R5016 007A

*** The purpose of this Corrective Limited Warranty Deed is to correct the property address in the legal description in that Deed recorded in Deed Book 55216, Page 876, Gwinnett County, Georgia Records to ‘467 Bethesda School Road’.***

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

AND THE SAID Grantors for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said Grantors.

RECEIVED BY:

1-1-2019

Planning & Development
IN WITNESS WHEREOF, Grantors have signed and sealed this deed, the day and year first above written.

TIEMPOS LLC

[Signature]

By: Nidia L. Cerna, Member

[Signature]

By: Ivan E. Cerna Villalobos, Member

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

6/30/2019
RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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.

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 ARCADE DESIGN CORPORATION for the proposed use of AUTOMOTIVE SALES (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

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

   A. To allow an automobile sales facility as a special use. Repair or servicing of vehicles shall be prohibited.

   B. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area. Gravel parking and storage areas shall be prohibited. All existing graveled areas on the property and all paved parking areas within the right of way shall be removed prior to the issuance of any Business License.

   C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automobile parts, junked vehicles, etc.) shall be prohibited.

   D. All new buildings and modifications/additions to existing buildings shall be limited to one story and shall be of a residential character constructed of brick and/or stacked stone, subject to the review and approval by the Director of Planning and Development.

   E. Prior to issuance of a Certificate of Occupancy, the existing one-story frame building (accessory structure) shall be demolished or removed from the property
and all remaining buildings shall be brought up to current standards of the Unified Development Ordinance and all applicable building codes.

2. To satisfy the following site development considerations:

A. Provide a 75-foot wide natural undisturbed buffer adjacent to residentially zoned property. The buffer shall be enhanced where sparsely vegetated.

B. Commercial ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed six-feet in height.

C. Commercial wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

D. Commercial window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.

F. Billboards or oversized signs shall be prohibited.

G. Outdoor loudspeakers shall be prohibited.

H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

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

   A. To allow an automobile sales facility as a special use. Repair or servicing of vehicles shall be prohibited.

   B. Outdoor storage/display of parts, tires, junked/inoperable vehicles or other materials shall be prohibited. All vehicles located outside the building, whether for sale, service, or repair, or belonging to employees or customers, shall be parked on impervious surfaces and only within lined parking spaces. No vehicles shall be displayed on elevated risers or parked within any landscape strip or grassed area. Gravel parking and storage areas shall be prohibited. All existing graveled areas on the property and all paved parking areas within the right-of-way shall be removed prior to the issuance of any Business License.

   C. Outdoor sales/storage of merchandise other than automobiles (such as trailers, utility buildings, rental trucks, automobile parts, junked vehicles, etc.) shall be prohibited.

   D. All new buildings and modifications/additions to existing buildings shall be limited to one story and shall be of a residential character constructed of brick and/or stacked stone, subject to the review and approval by the Director of Planning and Development.

   E. Prior to issuance of a Certificate of Occupancy, the existing one-story frame building (accessory structure) shall be demolished or removed from the property.
2. To satisfy the following site development considerations:

A. Provide a 75-foot wide natural undisturbed buffer adjacent to residentially zoned property. The buffer shall be enhanced where sparsely vegetated.

B. Commercial ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building’s architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed six-feet in height.

C. Commercial wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

D. Commercial window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.

F. Billboards or oversized signs shall be prohibited.

G. Outdoor loudspeakers shall be prohibited.

H. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

I. 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.
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.

J. Peddlers shall be prohibited.

K. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

L. Any fencing between the building and the right-of-way shall be of a decorative masonry and/or wrought iron style. Security fencing on the rear of the property shall be opaque and of wood construction or black vinyl chain link with slats. All fencing design shall be submitted for review and approval by the Director of Planning and Development.

M. 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, Chairman

Date Signed: 12/19/19

ATTEST:

County Clerk/Deputy County Clerk
EXHIBIT “A”

ALL THAT TRACK OF PARCEL LYING AND BEING IN LAND LOT 256 OF THE 7TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA, AS SHOWN AND DELINIATED AS 2,801 ACRES, MORE OR LESS, ON PLAT OF SURVEY FOR 644 BUFORD HIGHWAY BY GEORGIA PROFESSIONAL LAND SURVEYING, LLC DATED FEBRUARY 9, 2007, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT A POINT ON THE NORTHWESTERN RIGHT OF WAY OF BUFORD HIGHWAY (200 FOOT RIGHT OF WAY), SAID BEING NORTH 56 DEGREES 54 MINUTES 00 SECONDS EAST, AS MEASURED ALONG SAID RIGHT OF WAY, A DISTANCE OF 278.50 FEET, FROM INTERSECTION OF SAID NORTHWESTERN RIGHT OF WAY AND THE ORIGINAL LAND LOT LINE DIVIDING LAND LOTS 255 & 256; THENCE RUNNING NORTH 30 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 377.90 FEET, TO AN IRON PIN FOUND; THENCE RUNNING NORTH 52 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 239.51 FEET, TO AND IRON PIN FOUND; THENCE RUNNING SOUTH 79 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 131.33 FEET, TO AN IRON PIN FOUND; THENCE RUNNING SOUTH 24 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 309.25 FEET, TO AN IRON PIN FOUND ON THE NORTHWESTERN RIGHT OF WAY OF BUGORD HIGHWAY; THENCE RUNNING SOUTH 56 DEGREES 54 MINUTES 00 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 305.19 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.
CASE NUMBER BRD2019-00002
GCID2019-1146

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF BUFFER REDUCTION

ADOPTION DATE: NOVEMBER 19, 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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<td>Marlene Fosque, District 4</td>
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On motion of COMM. KU, which carried a 4-0 vote, the following Resolution was adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly
advertised public hearing and has filed a formal recommendation with the Gwinnett
County Board of Commissioners upon an Application to Reduce the Buffers on property
by TRAVIS N. PRUITT, JR, from 50 FEET to 10 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 Buffer Reduction Application has
been duly published in THE GWINNETT DAILY POST, the Official News Organ of
Gwinnett County; and
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application for a Buffer Reduction from 50 FEET to 10 FEET is hereby APPROVED with the following enumerated conditions:

1. Provide a landscaped buffer along the northern property line. The landscaped buffer shall be enhanced with additional plantings and be at least ten feet in width. The landscaped buffer shall consist of Japanese Cryptomeria, Savannah Holly, Eastern Red Cedar and Southern Magnolia trees planted a minimum of eight feet in height at the time of planting and spaced 10-15 feet on-center. The buffer plantings shall be installed prior to the issuance of a Certificate of Occupancy for the buildings.

2. Provide an eight-foot high opaque wooden fence along the northern property line. The fencing shall be installed prior to the issuance of a Certificate of Occupancy for the buildings.

3. Final landscape plans and opaque fencing materials shall be subject to review and approval by the Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/9/19

ATTEST:

County Clerk/Deputy County Clerk
DESCRIPTION OF

Jimmy Carter Parcel

All that tract or parcel of land lying and being in Land Lots 142 and 143 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the westerly right-of-way of Jimmy Carter Boulevard (variable right-of-way) and the northerly right-of-way of U.S. Hwy 29 (100' right-of-way); THENCE along said right-of-way of Jimmy Carter Boulevard North 2244.14 feet to a point; THENCE continue along said right-of-way of Jimmy Carter Boulevard North 07 degrees 43 minutes 13 seconds East a distance of 1.38 feet to a point; THENCE South 81 degrees 27 minutes 57 seconds East a distance of 19.99 feet to a point; THENCE North 07 degrees 55 minutes 58 seconds East a distance of 99.69 feet to a point; THENCE along a curve to the left with a radius of 1859.86 feet and an arc length of 199.26 feet, said curve having a chord bearing of North 04 degrees 57 minutes 46 seconds East and a chord distance of 199.16 feet to a point, said point being the POINT OF BEGINNING.

THENCE from said POINT OF BEGINNING leaving the westerly right-of-way of Jimmy Carter Boulevard (100' right-of-way at this point) South 85 degrees 37 minutes 35 seconds West a distance of 427.46 feet to a point; THENCE North 04 degrees 35 minutes 10 seconds West a distance of 148.64 feet to a point; THENCE North 85 degrees 27 minutes 15 seconds East a distance of 438.37 feet to a point at the westerly right-of-way of Jimmy Carter Boulevard (100' right-of-way at this point); THENCE along said right-of-way of Jimmy Carter Boulevard along a curve to the right with a radius of 1859.86 feet and an arc length of 150.35 feet, said curve having a chord bearing of South 00 degrees 25 minutes 20 seconds East and a chord distance of 150.31 feet to a point, said point being the POINT OF BEGINNING.

Said tract or parcel containing 64,782 square feet or 1.487 acres.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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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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 M-1 to C-2 by EXCEPTIONAL HOSPITALITY for the proposed use of a HOTEL AND RESTAURANT (COFFEE SHOP) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map from M-1 to C-2 is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:
   
   A. Retail, service commercial, office and accessory uses, with a Special Use Permit for a building height increase to 68 feet for a hotel development.
   
   B. No more than ten percent of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten days.
   
   C. Buildings shall be constructed of brick and/or stacked stone on all sides. The hotel building may utilize contrasting architectural metal panels or accents, including stucco accents. Final building design shall be subject to review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

   A. Provide a minimum ten-foot wide landscaped strip adjacent to all rights of way.
   
   B. 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.
C. Billboards or oversized signs shall be prohibited.

D. Peddlers and/or parking lot sales shall be prohibited.

E. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/9/19

ATTEST:

County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 60 of the 6th District, Gwinnett County, Georgia, being more particularly described as follows:

Begin at a one inch rod set at the intersection of the Southerly right-of-way of Bermuda Drive (having an apparent 100 foot right-of-way) in the Easterly right-of-way of West Park Place (having an apparent 100 foot right-of-way), from said point of beginning traveling thence along the Southerly right-of-way of Bermuda Drive along a curve to the right having a radius of 2891.59 feet, an arc length of 188.18 feet, being subtended by a chord bearing North 53°38’12” East a distance of 188.15 feet to an iron pin set. Thence, leaving said right-of-way traveling South 28°54’17” East a distance of 520.18 feet to a point, traveling thence South 55°57’23” West a distance of 248.91 feet to a point along the easterly right-of-way of West Park Place, traveling thence along said right-of-way North 25°17’58” West a distance of 271.29 feet to a point, continuing thence along said right-of-way of West Park Place along the curve to the right having a radius of 1104.00 feet an arc distance of 251.79 feet, being subtended by a chord bearing North 18°44’17” West a distance of 251.24 feet to the TRUE POINT OF BEGINNING, said tract containing 2.68 acres as shown on that site plan prepared for Exceptional Hospitality by Roger D. Blackwell dated September 3, 2019, which plat is incorporated herein by reference for a complete description thereof.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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.

<table>
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<tr>
<th>Name</th>
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<tr>
<td>Charlotte J. Nash, Chairman</td>
<td>Yes</td>
<td>Aye</td>
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<tr>
<td>Jace Brooks, District 1</td>
<td>Yes</td>
<td>Aye</td>
</tr>
<tr>
<td>Ben Ku, District 2</td>
<td>Yes</td>
<td>Aye</td>
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<tr>
<td>Tommy Hunter, District 3</td>
<td>Absent</td>
<td>Absent</td>
</tr>
<tr>
<td>Marlene Fosque, District 4</td>
<td>Yes</td>
<td>Aye</td>
</tr>
</tbody>
</table>

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
EXCEPTIONAL HOSPITALITY for the proposed use of a BUILDING HEIGHT INCREASE
TO 68 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 NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

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

   A. Retail, service commercial, office and accessory uses, with a Special Use Permit for a building height increase to 68 feet for a hotel development.

   B. No more than ten percent of the total number of guest rooms may contain stoves, conventional ovens or full-size refrigerators (larger than 11.5 cubic feet). No more than ten percent of the total number of guest rooms shall be rented or leased by the same person for continuous periods in excess of ten days.

   C. Buildings shall be constructed of brick and/or stacked stone on all sides. The hotel building may utilize contrasting architectural metal panels or accents, including stucco accents. Final building design shall be subject to review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

   A. Provide a minimum ten-foot wide landscaped strip adjacent to all rights of way.

   B. 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.
C. Billboards or oversized signs shall be prohibited.

D. Peddlers and/or parking lot sales shall be prohibited.

E. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: ______________________
    Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

[Stamp]

County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 60 of the 6th District, Gwinnett County, Georgia, being more particularly described as follows:

Begin at a one inch rod set at the intersection of the Southerly right-of-way of Bermuda Drive (having an apparent 100 foot right-of-way) in the Easterly right-of-way of West Park Place (having an apparent 100 foot right-of-way), from said point of beginning traveling thence along the Southerly right-of-way of Bermuda Drive along a curve to the right having a radius of 2891.59 feet, an arc length of 188.18 feet, being subtended by a chord bearing North 53°38′12″ East a distance of 188.15 feet to an iron pin set. Thence, leaving said right-of-way traveling South 28°54′17″ East a distance of 520.18 feet to a point, traveling thence South 55°57′23″ West a distance of 248.91 feet to a point along the easterly right-of-way of West Park Place, traveling thence along said right-of-way North 25°17′58″ West a distance of 271.29 feet to a point, continuing thence along said right-of-way of West Park Place along the curve to the right having a radius of 1104.00 feet an arc distance of 251.79 feet, being subtended by a chord bearing North 18°44′17″ West a distance of 251.24 feet to the TRUE POINT OF BEGINNING, said tract containing 2.68 acres as shown on that site plan prepared for Exceptional Hospitality by Roger D. Blackwell dated September 3, 2019, which plat is incorporated herein by reference for a complete description thereof.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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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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 M-1 to C-2 by NATIONAL INDOOR RV CENTERS for the proposed use of an EXPANSION OF RECREATIONAL VEHICLE SALES, SERVICE AND STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map from M-1 to C-2 is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. A recreational vehicle sales facility, including parking of said vehicles for sales display and customer parking.
   B. Outdoor storage or collection of vehicle parts, tires, junked vehicles, or other debris shall be prohibited.
   C. Salvage of inoperable vehicles shall be prohibited. Inoperable vehicles awaiting repair shall be stored on the property for no longer than 30 days.
   D. Leasing of parking spaces for customer parking of recreational vehicles shall be prohibited.

2. To satisfy the minimum site development considerations:
   A. Provide a 50-foot wide natural and undisturbed buffer alongside the right of way of Georgia Highway 316.
   B. Direct access to Georgia Highway 316 shall be prohibited.
   C. Dumpsters shall be screened by a 100 percent opaque fence or wall with an opaque metal gate enclosure.
   D. Billboards shall be prohibited.
E. Parking of vehicles on unpaved surfaces or within landscaped strips and rights of way shall be prohibited.

F. 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.

G. 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.

H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

3. Abide by the following requirements, dedications, and improvements:

A. Coordinate with Project F-1256 Project Manager and reserve required right of way and easements for future project.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash

Charlotte J. Nash, Chairman

Date Signed: 12/9/19

ATTEST:

County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 240 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the southwesterly right-of-way of Hurricane Trail (80' right-of-way) and the southeasterly right-of-way of Hurricane Shoals Road (80' right-of-way); THENCE in a westerly direction along the southerly right-of-way of Hurricane Shoals Road the following [3] courses and distance:

THENCE along an arc of curve to the right for a distance of 473.28 feet said arc having a radius of 1472.39 feet and being subtended by a chord bearing South 46 degrees 38 minutes 44 seconds West for a distance of 471.25 feet to a point;

THENCE South 55 degrees 51 minutes 15 seconds West for a distance of 140.92 feet to a point;

THENCE along an arc of curve to the right for a distance of 500.31 feet said arc having a radius of 1821.22 feet and being subtended by a chord bearing South 63 degrees 43 minutes 27 seconds West for a distance of 498.74 feet to a point;

THENCE leaving aforesaid right-of-way South 25 degrees 07 minutes 40 seconds East for a distance of 450.35 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 25 degrees 07 minutes 40 seconds East for a distance of 392.08 feet to a ½ inch re-bar set on the northeasterly right-of-way of State Route number 316 (a.k.a. University Parkway);

THENCE along the aforesaid right-of-way South 64 degrees 56 minutes 20 seconds West 402.90 feet to a ½ inch re-bar found;

THENCE along the aforesaid right-of-way South 46 degrees 55 minutes 02 seconds East for a distance of 61.69 feet to a ½ inch re-bar found;

THENCE along the aforesaid right-of-way South 67 degrees 17 minutes 22 seconds West for a distance of 39.50 feet to a ½ inch re-bar set on the right-of-way of State Route number 316 (a.k.a. University Parkway);

THENCE leaving aforesaid right-of-way North 47 degrees 09 minutes 48 seconds West for a distance of 483.79 feet to a point;

THENCE North 64 degrees 59 minutes 19 seconds East for a distance of 600.98 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract contains an area of 4.747 acres.

RECEIVED BY

RZC 19 0 19

SEP 05 2019

Planning & Development
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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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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 NATIONAL INDOOR RV CENTERS for the proposed use of an EXPANSION OF RECREATIONAL VEHICLE, SALES, SERVICE AND STORAGE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:
   A. A recreational vehicle sales facility, including parking of said vehicles for sales display and customer parking.
   B. Outdoor storage or collection of vehicle parts, tires, junked vehicles, or other debris shall be prohibited.
   C. Salvage of inoperable vehicles shall be prohibited. Inoperable vehicles awaiting repair shall be stored on the property for no longer than 30 days.
   D. Leasing of parking spaces for customer parking of recreational vehicles shall be prohibited.

2. To satisfy the minimum site development considerations:
   A. Provide a 50-foot wide natural and undisturbed buffer alongside the right of way of Georgia Highway 316.
   B. Direct access to Georgia Highway 316 shall be prohibited.
   C. Dumpsters shall be screened by a 100 percent opaque fence or wall with an opaque metal gate enclosure.
   D. Billboards shall be prohibited.
   E. Parking of vehicles on unpaved surfaces or within landscaped strips and rights of way shall be prohibited.
F. 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.

G. 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.

H. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

3. Abide by the following requirements, dedications, and improvements:

   A. Coordinate with Project F-1256 Project Manager and reserve required right of way and easements for future project.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: [Signature]
Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

[Signature]
County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 240 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the southwesterly right-of-way of Hurricane Trail (80' right-of-way) and the southeasterly right-of-way of Hurricane Shoals Road (80' right-of-way); THENCE in a westerly direction along the southerly right-of-way of Hurricane Shoals Road the following (3) courses and distance:

THENCE along an arc of curve to the right for a distance of 473.28 feet said arc having a radius of 1472.39 feet and being subtended by a chord bearing South 46 degrees 38 minutes 44 seconds West for a distance of 471.25 feet to a point;

THENCE South 55 degrees 51 minutes 15 seconds West for a distance of 140.92 feet to a point;

THENCE along an arc of curve to the right for a distance of 500.31 feet said arc having a radius of 1821.22 feet and being subtended by a chord bearing South 63 degrees 43 minutes 27 seconds West for a distance of 498.74 feet to a point;

THENCE leaving aforesaid right-of-way South 25 degrees 07 minutes 40 seconds East for a distance of 450.35 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE South 25 degrees 07 minutes 40 seconds East for a distance of 392.08 feet to a ½ inch re-bar set on the northeasterly right-of-way of State Route number 316 (a.k.a. University Parkway);

THENCE along the aforesaid right-of-way South 64 degrees 56 minutes 20 seconds West 402.90 feet to a ½ inch re-bar found;

THENCE along the aforesaid right-of-way South 46 degrees 55 minutes 02 seconds East for a distance of 61.69 feet to a ½ inch re-bar found;

THENCE along the aforesaid right-of-way South 67 degrees 17 minutes 22 seconds West for a distance of 39.50 feet to a ½ inch re-bar set on the right-of-way of State Route number 316 (a.k.a. University Parkway);

THENCE leaving aforesaid right-of-way North 47 degrees 09 minutes 48 seconds West for a distance of 483.79 feet to a point;

THENCE North 64 degrees 59 minutes 19 seconds East for a distance of 600.98 feet to a point, said point being THE TRUE POINT OF BEGINNING.

Said tract contains an area of 4.747 acres.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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.

Charlotte J. Nash, Chairman
Jace Brooks, District 1
Ben Ku, District 2
Tommy Hunter, District 3
Marlene Fosque, District 4

Present: Yes, Yes, Yes, Absent; Vote: Aye, Aye, Aye, Absent

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 C-2 by JOJO JOHN for the proposed use of COMMERCIAL RETAIL USES (FITNESS CENTER) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map from R-100 to C-2 is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:
   
   A. Retail, service commercial, office and accessory uses.

   B. Buildings shall be of a brick, stacked stone and/or glass finish on all sides. Masonry materials shall be of a natural color and shall not be painted. Final building elevations shall be submitted for review and approval by the Director of Planning and Development.

2. To satisfy the following site development considerations:

   A. Provide a ten-foot wide landscaped strip along the right of way of Athens Highway.

   B. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.

   C. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building’s architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight-feet in height.

   D. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.

   E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed
neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

F. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

G. 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.

H. 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.

I. Peddlers and/or parking lot sales shall be prohibited.

J. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/19/19

ATTEST:

County Clerk/Deputy County Clerk
SURVEY LEGAL DESCRIPTIONS

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 126 AND 131, DISTRICT 5, GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF MIDWAY ROAD (60' R/W) WITH THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY (US HIGHWAY 78, R/W VARIES), SAID POINT BEING THE POINT OF BEGINNING;

THENCE TRAVELING ALONG THE WESTERLY RIGHT OF WAY OF MIDWAY ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 13 DEGREES 32 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 142.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 77.57 FEET AND A RADIUS OF 468.01 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 20 DEGREES 58 MINUTES 28 SECONDS WEST A DISTANCE OF 77.49 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE RIGHT WITH AN ARC LENGTH OF 47.53 FEET AND A RADIUS OF 237.39 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 30 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 47.45 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY NORTH 13 DEGREES 06 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 267.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 70 DEGREES 18 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 25.93 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.128 ACRES AND IS DEPICTED AS TRACT 1 ON THAT CERTAIN TOPOGRAPHIC & RETRACEMENT SURVEY FOR JOJO JOHN PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 2, 2019, REVISED SEPTEMBER 4, 2019.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 126 AND 131, DISTRICT 5, GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF MIDWAY ROAD (60' R/W) WITH THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY (US HIGHWAY 78, R/W VARIES); THENCE TRAVELING ALONG THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY NORTH 70 DEGREES 18 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 25.93 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 13 DEGREES 06 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 267.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF MIDWAY ROAD;
THENCE TRAVELING ALONG THE WESTERLY AND NORTHWESTERLY RIGHT OF WAY OF MIDWAY ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 29.90 FEET AND A RADIUS OF 237.39 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 39 DEGREES 44 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 29.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 74.19 FEET AND A RADIUS OF 256.26 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 52 DEGREES 34 MINUTES 19 SECONDS WEST A DISTANCE OF 73.93 FEET TO A POINT; THENCE SOUTH 61 DEGREES 51 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 119.21 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 13 DEGREES 06 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 446.90 FEET TO A 1/2" REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY; THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 70 DEGREES 18 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 150.99 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.270 ACRES AND IS DEPICTED AS TRACT 2 ON THAT CERTAIN TOPOGRAPHIC & RETRACEMENT SURVEY FOR JOJO JOHN PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 2, 2019, REVISED SEPTEMBER 4, 2019.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 126 AND 131, DISTRICT 5, GWINNETT COUNTY, GEORGIA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF PALMER ROAD (40' R/W) WITH THE NORTHWESTERLY RIGHT OF WAY OF MIDWAY ROAD (R/W VARIES, 50' FROM THE CENTERLINE AT THAT POINT); THENCE TRAVELING ALONG THE NORTHWESTERLY RIGHT OF WAY OF MIDWAY ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 71 DEGREES 17 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 20.35 FEET TO A POINT; THENCE SOUTH 29 DEGREES 18 MIUNNTES 22 SECONDS EAST FOR A DISTANCE OF 20.35 FEET TO A POINT, said point being 30 feet from the centerline of MIDWAY ROAD (60' r/w); THENCE CONTINUING NORTH 71 DEGREES 17 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 107.67 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID RIGHT OF WAY NORTH 13 DEGREES 10 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 322.91 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 13 DEGREES 11 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 286.45 FEET TO A CONCRETE MONUMENT FOUND ON THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY (US HIGHWAY 75, R/W VARIES); THENCE TRAVELING ALONG SAID RIGHT OF WAY SOUTH 70 DEGREES 20 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 179.82 FEET TO A 1/2" REBAR FOUND, SAID POINT BEING 176.92 FEET WESTERLY FROM THE INTERSECTION OF SAID RIGHT OF WAY WITH THE WESTERLY RIGHT OF WAY OF MIDWAY ROAD; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF ATHENS HIGHWAY SOUTH 13 DEGREES 06 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 446.90 FEET TO A 1/2" REBAR FOUND ON THE NORTHWESTERLY RIGHT OF WAY OF MIDWAY ROAD (60' R/W); THENCE
TRAVELING ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: SOUTH 59 DEGREES 58 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 62.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 140.44 FEET AND A RADIUS OF 711.50 FEET, BEING SUBLTENDED BY A CHORD OF SOUTH 65 DEGREES 37 MINUTES 51 SECONDS WEST A DISTANCE OF 140.22 FEET TO A POINT; THENCE SOUTH 71 DEGREES 17 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 26.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.195 ACRES AND IS DEPICTED AS TRACT 3 ON THAT CERTAIN TOPOGRAPHIC & RETRACEMENT SURVEY FOR JOJO JOHN PREPARED BY LANDPRO SURVEYING AND MAPPING, INC., SEALED AND CERTIFIED BY JAMES H. RADER, GRLS NO. 3033, DATED AUGUST 2, 2019, REVISED SEPTEMBER 4, 2019.
GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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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<td>Charlotte J. Nash, Chairman</td>
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<td>Jace Brooks, District 1</td>
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<td>Absent</td>
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<td>Marlene Fosque, District 4</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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 C-2 to HRR by MAHAFFEY PICKENS TUCKER, LLP for the proposed use of HIGH-RISE RESIDENTIAL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map from C-2 to HRR is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property to multifamily residential dwellings (which may also include commercial space in the ground floor of each building).

2. The proposed developments shall be in general accordance with the elevations submitted at the November 5, 2019 Planning Commission public hearing, including building heights which may vary between four and five stories. Any changes shall be subject to review and approval by the Director of Planning and Development.

3. To satisfy the following site development considerations:

   A. Buildings shall be constructed as urban-style, flat-roofed buildings, with internal corridors (no breezeways shall be allowed) in general accordance with the elevations submitted at the November 5, 2019 Planning Commission public hearing. Architectural metal panel accents shall be allowed as a minor treatment. Building elevations shall be submitted for review and approval by the Director of Planning and Development prior to the issuance of a development permit.

   B. Structured parking shall be provided for a minimum of 20 percent of the parking requirement. Overall, the development shall provide a minimum of one parking space per bedroom.

   C. Buildings façades shall be oriented towards the street with primary parking areas located internal to the development in general accordance with the site plan presented at the November 19, 2019 Board of Commissioners public hearing.

   D. Efficiency units shall be prohibited, and the development shall be limited to a maximum of five percent of units as three-bedrooms or larger.

   E. All multifamily units shall have solid surface kitchen countertops and LVT or tile on the kitchen, living room, and bathroom floors.
F. At all times, the property owner shall have a professional management company under contract to operate and maintain the multifamily property as a Class A community.

G. The development shall be a gated community, with automated card access gates at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made within one week.

H. Submit a Specimen Tree Concept Plan and Tree Survey prior to submittal and acceptance of a development permit application, subject to the review and approval by the Director of Planning and Development.

I. Natural vegetation shall remain on the property prior to issuance of a Development Permit.

J. All grassed areas shall be sodded except for slope stabilization and stormwater control areas.

K. All utilities shall be placed underground.

L. Ground signage shall be limited to a monument-type sign, and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the apartment buildings' architectural treatment. The masonry base shall extend at least the full width of the sign cabinets, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.

M. Any dumpster/compactor location shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

N. In the event of residential tenant eviction, any belongings of the tenant will be placed on an area of the subject property that is not visible from the street right of way of Woodward Crossing Boulevard unless otherwise required by law.

O. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect directly into adjacent properties or rights of way.

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

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

County Clerk/Deputy County Clerk
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOT 177 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 144, 145, 176 AND 177; THENCE NORTH 43 DEGREES 08 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 1609.10 FEET TO A 1/2 INCH REBAR SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWARD CROSSING BOULEVARD (HAVING A VARIABLE RIGHT-OF-WAY), SAID REBAR BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 776.20 FEET AND AN ARC LENGTH OF 265.52 FEET, BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 29 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 264.23 FEET TO A 1/2 INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 25 DEGREES 34 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 281.20 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 48 DEGREES 06 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 35.24 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 76 DEGREES 51 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 36.60 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 85 DEGREES 28 MINUTES 01 SECOND EAST FOR A DISTANCE OF 120.36 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 62 DEGREES 52 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 35.91 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 31 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 109.24 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 30 DEGREES 35 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 383.48 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.1479 ACRES MORE OR LESS. SAID PROPERTY BEING SHOWN ON AND DESCRIBED ACCORDING TO THAT CERTAIN ALTA/ACSM SURVEY FOR TP SHOP, LLC, BANK OF NORTH GEORGIA AND STEWART TITLE GUARANTY COMPANY, PREPARED BY POST, BUCKLEY, SCHUH & JEMIGAN, INC., TIMOTHY J. SLATON, G.R.L.S. NO. 2405, DATED MARCH 20, 2003, WHICH SURVEY IS HEREBY MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 7TH DISTRICT OF GWINNETT COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 144, 145, 176, AND 177; THENCE NORTH 12 DEGREES 45 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 1648.20 FEET TO A 1/2 INCH REBAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODWARD CROSSING BOULEVARD (HAVING A VARIABLE RIGHT-OF-WAY), SAID REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 15 DEGREES 02 MINUTES 28 SECONDS EAST LEAVING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODWARD CROSSING BOULEVARD FOR A DISTANCE OF 34.25 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 34 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 22.23 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 53 DEGREES 18 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 24.99 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 60 DEGREES 14 MINUTES 01 SECOND EAST FOR A DISTANCE OF 53.76 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 43 DEGREES 56 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 38.43 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 27 DEGREES 16 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 38.33 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 05 DEGREES 42 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 41.25 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 23 DEGREES 45 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 47.10 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 10 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 28.56 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 42 DEGREES 58 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 74.82 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 77 DEGREES 56 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 68.15 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 77 DEGREES 41 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 187.78 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 88 DEGREES 23 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 67.48 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 55 DEGREES 03 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 38.40 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 03 DEGREES

SEP 10 2019

Planning & Development
36 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 70.88 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 17 DEGREES 25 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 43.62 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 13 DEGREES 37 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 41.59 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 04 DEGREES 39 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 29.23 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 19 DEGREES 17 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 85.17 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 48 DEGREES 06 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 76.06 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 25 DEGREES 34 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 281.20 FEET TO A 1/2 INCH REBAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WOODWARD CROSSING BOULEVARD; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF WOODWARD CROSSING BOULEVARD THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 31 DEGREES 42 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A 1/2 INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 766.20 FEET AND AN ARC LENGTH OF 73.01 FEET, BEING SUBTENDED BY A CHORD OF NORTH 61 DEGREES 01 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 72.98 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 63 DEGREES 45 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 137.76 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 17 DEGREES 25 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 60.83 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 63 DEGREES 45 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 41.00 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 70 DEGREES 01 MINUTE 43 SECONDS WEST FOR A DISTANCE OF 33.24 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 69 DEGREES 27 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 50.25 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 26 DEGREES 14 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 8.00 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 69 DEGREES 27 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 70.35 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 63 DEGREES 45 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 159.70 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING THE SAME PROPERTY AS SHOWN AS BLOCK "B", UNIT 2, LOT 2, CONTAINING 5.656 ACRES MORE OR LESS, PER FINAL PLAT FOR MALL OF GEORGIA, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. DATED JULY 8, 1999, AND RECORDED IN PLAT BOOK 124, PAGES 49 TO 61, RECORDS OF THE CLERK OF THE SUPERIOR COURT, GWINNETT COUNTY, GEORGIA.
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PART OF LAND LOT 177 OF THE 7TH DISTRICT OF GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4 INCH REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 144, 145, 176 AND 177; THENCE NORTH 43 DEGREES 08 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 1609.10 FEET TO A 1/2 INCH REBAR SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODWARD CROSSING BOULEVARD (HAVING A VARIABLE RIGHT-OF-WAY), SAID REBAR BEING THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 776.20 FEET AND AN ARC LENGTH OF 265.52 FEET, BEING SUBTENDED BY A CHORD OF NORTH 48 DEGREES 29 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 264.23 FEET TO A 1/2 INCH REBAR SET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 25 DEGREES 34 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 281.20 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 48 DEGREES 06 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 35.24 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 76 DEGREES 51 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 36.60 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 85 DEGREES 28 MINUTES 01 SECOND EAST FOR A DISTANCE OF 120.36 FEET TO A 1/2 INCH REBAR SET; THENCE NORTH 62 DEGREES 52 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 35.91 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 31 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 109.24 FEET TO A 1/2 INCH REBAR SET; THENCE SOUTH 30 DEGREES 35 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 383.48 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 2.1479 ACRES MORE OR LESS. SAID PROPERTY BEING SHOWN ON AND DESCRIBED ACCORDING TO THAT CERTAIN ALTA/ACSM SURVEY FOR TP SHOP, LLC, BANK OF NORTH GEORGIA AND STEWART TITLE GUARANTY COMPANY, PREPARED BY POST, BUCKLEY, SCHUH & JEMIGAN, INC., TIMOTHY J. SLATON, G.R.L.S. NO. 2405, DATED MARCH 20, 2003, WHICH SURVEY IS HEREBY MADE A PART OF THIS DESCRIPTION BY THIS REFERENCE.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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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<td>Yes</td>
<td>Aye</td>
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<tr>
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<td>Yes</td>
<td>Aye</td>
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<td>Yes</td>
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<td>Absent</td>
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<tr>
<td>Marlene Fosque, District 4</td>
<td>Yes</td>
<td>Aye</td>
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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 0-1 to R-75 by JUAN RENDON for the proposed use of a SINGLE-FAMILY RESIDENCE on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and
WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map from O-1 to R-75 is hereby APPROVED with the following enumerated conditions:

1. Limited to single-family residential and accessory uses.

2. Commercial development improvements that were previously installed to allow office uses must be removed and replaced with a residential driveway.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/9/19

ATTEST:

County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 79 & 50, 5th District, Gwinnett County, Georgia, and being Part of Lots 2 & 3, Section A, Murphy Subd., Unit 1, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Murphy Avenue and the northerly right-of-way of Lawrenceville Highway (a.k.a. U.S. 29) (Variable Width R/W); THENCE easterly along the said right-of-way of Lawrenceville Highway a distance of 120.0' to an Iron Pin Set (IPS) and the POINT OF BEGINNING; THENCE leaving said right-of-way N00°35'00"E a distance of 197.98' to a 1" Open Top Pipe (1"OTP); THENCE N59°02'00"E a distance of 76.00' to a 1" Open Top Pipe; THENCE S18°26'00"E a distance of 239.63' to an Iron Pin Set (IPS) on the said right-of-way of Lawrenceville Highway; THENCE along said right-of-way 103.88' along the arc of a curve to the right to a point, said arc being subtended by a chord bearing of S85°42'17"W, a chord distance of 103.86', and having a radius of 2059.01'; THENCE S87°09'00"W a distance of 39.43' to an Iron Pin Set (IPS) and the POINT OF BEGINNING.

Said tract contains 23,126 sq. ft. (0.531 acres) and is more particularly shown on an As-Built Survey for "BESTWAY FINANCE INC.", prepared by Busbee & Poss Land Surveying Company, dated August 23rd, 2019.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 19, 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.

Charlotte J. Nash, Chairman  
Present: Yes  Vote: Aye
Jace Brooks, District 1
Ben Ku, District 2
Tommy Hunter, District 3
Marlene Fosque, District 4
Present: Yes
Absent: Yes
Present: Yes
Absent: Yes
Present: Yes
Absent: 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 OSC by NINE OAKS PARK, LLC for the proposed use of an OPEN SPACE CONSERVATION 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 NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 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 26 lots or 2.3 units per acre.
   B. The minimum heated floor area per dwelling unit shall be 2,200 square feet.
   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 three-foot brick or stacked stone water table.
   D. All dwellings shall have at least a double-car garage.

2. To satisfy the following site development considerations:
   A. All primary conservation space shall remain undisturbed.
   B. Provide a five-foot wide sidewalk along the entire frontage of Knight Circle and Virgil Moon Road.
   C. A minimum 50-foot wide conservation space strip shall be provided around the perimeter of the property. The 50-foot wide conservation space strip adjacent to lots 19-21 shall be replaced with a 25-foot wide conservation strip.
   D. A specimen tree concept plan and tree survey shall be required with the submittal of a development permit application.
E. The Knight Circle frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.

F. Off-street unpaved trails and pedestrian connections to the conservation areas shall be provided throughout the development. Trails shall be provided around the detention ponds. Final layout and design of these features shall be subject to the review and approval by 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 conservation strip, stream buffer, or accompanying impervious surface setback area except for up to 0.15-acre land disturbance at the southern corner of the site for the detention pond as shown on the site plan.

K. The 25-foot front yard setback for lots 20 and 21 shall be reduced to 20-feet and 15-feet, respectively. The 30-foot rear yard setback shall be reduced to 20-feet for lots 20 and 21.

L. There shall be a new four-foot high wooden four board equestrian farm fence to be constructed along the entire western property line, Virgil Moon Road and Knight Circle as shown on the site plan.
CASE NUMBER RZR2019-00021
GCID 2019-1139

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: [Signature]
Charlotte J. Nash, Chairman

Date Signed: 12/9/19

ATTEST:

[Signature]
County Clerk/Deputy County Clerk
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 247 of the 4th District, Gwinnett County, Georgia, as shown on a survey for James Barge, dated August 19, 2019 by SCI development Services, bearing the seal of John A. Steerman, GRLS # 2576, and being more particularly described as follows:

BEGINNING at a point at the southwesterly intersection of Virgil Moon Road (60’ right-of-way) and Knight Circle (60’ right-of-way), running thence along the southerly right-of-way line of Knight Circle the following calls: SS9°43' 38"E a distance of 633.87 feet to a point; thence following a curve to the right, said curve having a length of 68.75 feet and a radius of 846.29 feet, and being subtended by a chord of SS6°42' 46"E a distance of 66.73 feet to a point; thence following a curve to the right, said curve having a length of 145.16 feet with a radius of 134.39 feet, and being subtended by a chord of S28°53' 38"E a distance of 138.21 feet to a point; running thence S02°40'23"E a distance of 98.42 feet to a point; thence following a curve to the left, said curve having a length of 217.17 feet with a radius of 355.20 feet, and being subtended by a chord of S16°30'23"E a distance of 213.80 feet to a point; thence following a curve to the left, said curve having a length of 42.58 feet with a radius of 582.04 feet, and being subtended by a chord of S37°17' 28"E a distance of 42.57 feet to a ¾” rebar on the southerly right-of-way line of Knight Circle; thence leaving said right-of-way line and running SS8°22'21"E a distance of 491.52 feet to a ¾” open top pipe; running thence N29°22'36"W a distance of 1098.90 feet to a ¾” rebar on the southerly right-of-way line of Virgil Moon Road; thence following said right-of-way line N59°45'52"E a distance of 227.38 feet to a point and the POINT OF BEGINNING.

Said tract having 11.581 acres

RECEIVED BY

SEP 06 2019

Planning & Development

RZR ’19 02 1
RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 19, 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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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 OLD NORCROSS INVESTMENTS, INC. to Change the Conditions of Zoning on a tract of land zoned R-100MOD and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 19th day of NOVEMBER 2019, that the aforesaid application to amend the Official Zoning Map is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
   
   A. Single-family detached dwellings and accessory uses and structures.

   B. Submit a revised site plan meeting all conditions of zoning and providing open space linkages between the development and the R-100 Modified tract adjacent to the northeast (RZ-99-115/SUP-00-065) subject to the review and approval of the Director of Planning and Development. Open space may be shifted to preserve trees along Hog Mountain Road, subject to review of Director of Planning and Development.

   C. 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.

2. To satisfy the following site development considerations:

   A. Provide a temporary 25-foot wide undisturbed construction buffer adjacent to all exterior property lines and the frontage of Hog Mountain Road. Provide a permanent 30-foot wide undisturbed buffer adjacent to property owned by Alan J. Brand (as owned by Kevin T. Phillips), and more particularly described as Tax Parcel 3-003-177.

   B. Homes shall be constructed primarily of brick or stone on the front façades with accents of fiber-cement siding, shake, and/or board and batten. The balance of the home may be the same or of fiber-cement siding, shake, and/or board and batten with a minimum two-foot brick or stone water table. Lots adjacent to the right of way of Hog Mountain Road or Holman Road shall be constructed primarily of brick and/or stone on three sides.
C. All homes shall contain double-car garages.

D. Exit/entrances shall be in accordance with the Gwinnett County Development Regulations and subject to the approval of the Development Division.

E. Provide stub streets as may be required by the Department of Planning and Development.

F. No direct lot access shall be allowed to Hog Mountain Braselton Road or Holman Road. Houses shall maintain a minimum 50-foot setback adjacent to Hog Mountain Braselton Road and Holman Road.

G. Natural vegetation shall remain on the property until the issuance of a subdivision development permit.

H. Provide minimum four-foot wide sidewalks adjacent to both sides of interior streets prior to the issuance of an Occupancy Permit for each lot, and a minimum five-foot sidewalk along Hog Mountain Braselton Road and Holman Road across the entire property frontage.

I. All utilities shall be placed underground.

J. All grassed areas in front and side yards shall be sodded.

K. Provide brick or stacked stone subdivision entrance features with landscaping.

L. Provide a minimum 25-foot buffer adjacent to the existing stream.

M. Developer shall provide a six-foot high black, vinyl coated chain-link fence along property line of Dan Rich at 1878 Holman Road (Parcel# 3003 242).

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

A. A statement shall be placed on the final plat in order to notify future homeowners of the proposed subdivision that they are moving into a rural area customarily used for the raising of hogs, cows, chickens, horses and other farm animals and for crops, which may cause noises and odors typical of a rural area.

B. Dedicate at no cost to Gwinnett County all necessary right of way and easements for the future construction of a greenway, path/trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right of way/easement width and location shall be subject to review and approval of the Gwinnett Department of Community Services.
C. Developer shall provide a six-foot high privacy fence along the property line of Lamar Kennedy (Parcel# 3003 234) and shall be maintained by the development’s Homeowners Association.
LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 003 of the 3rd Land District, Gwinnett County, Georgia and being more particularly described as follows.

Beginning at a point formed by the intersection of the centerline of Hog Mountain Road and the centerline of Holman Road; THENCE along the centerline of Hog Mountain Road in a Southerly direction for a distance of 715.00 feet to a point, said point being the True Point of Beginning; THENCE along said right-of-way in a southerly direction for a distance of 646.00 feet to a point; THENCE North 89 degrees 27 minutes 39 seconds West for a distance of 173.26 feet to a point, said point lying on the centerline of a creek; THENCE along the centerline of said creek in a northerly direction for a distance of 1,654.70 feet to a point; THENCE North 63 degrees 10 minutes 41 seconds West for a distance of 49.86 feet to a point; THENCE North 60 degrees 44 minutes 20 seconds West for a distance of 80.81 feet to a point; THENCE North 60 degrees 38 minutes 32 seconds East 91.79 to a point; THENCE North 60 degrees 40 minutes 28 seconds West for a distance of 65.09 to a point; THENCE North 59 degrees 00 minutes 58 seconds West for a distance of 294.52 to a point; THENCE North 46 degrees 32 minutes 13 seconds West for a distance of 42.71 feet to a point; THENCE North 43 degrees 18 minutes 12 seconds West for a distance of 20.78 feet to a point, THENCE North 48 degrees 21 minutes 57 seconds West for a distance of 273.76 feet to a point; THENCE North 47 degrees 07 minutes 43 seconds West for a distance of 126.21 feet to a point; THENCE North 47 degrees 31 minutes 21 seconds West for a distance of 206.77 feet to a point; THENCE North 16 degrees 46 minutes 25 seconds East 808.68 to a point, said point lying on the southerly right-of-way if Holman Road; THENCE along said right-of-way in an easterly direction for a distance of 700.00 to a point; South 07 degrees 32 minutes 35 seconds West for a distance of 581.82 to a point; THENCE South 63 degrees 02 minutes 32 seconds East for a distance of 294.95 to a point; THENCE South 38 degrees 13 minutes 18 seconds East for a distance of 311.54 feet to a point; THENCE South 37 degrees 49 minutes 21 seconds East for a distance of 870.82 feet to a point; THENCE North 43 degrees 30 minutes 20 seconds East for a distance of 203.36 feet to a point; THENCE South 37 degrees 30 minutes 05 seconds East for a distance of 106.36 feet to a point; THENCE South 38 degrees 11 minutes 39 seconds East for a distance of 364.69 feet to a point; THENCE South 38 degrees 28 minutes 04 seconds East for a distance of 23.31 to a point; THENCE South 38 degrees 14 minutes 41 seconds East for a distance of 220.91 to a point; said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 46.37 acres.

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SEP 06 2019
Planning & Development

CIC YUZ Q
CASE NUMBER SUP2019-00074
GCID 2019-1141

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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.

Charlotte J. Nash, Chairman
Jace Brooks, District 1
Ben Ku, District 2
Tommy Hunter, District 3
Marlene Fosque, District 4

Present: Yes
Present: Yes
Present: Yes
Absent: Absent
Yes

Vote: Aye
Vote: Aye
Vote: Aye
Absent: Absent
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 WOODVALLEY LANDSCAPE, INC. for the proposed use of a LANDSCAPE CONTRACTORS OFFICE (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

1. To restrict the use of the property as follows:
   
   A. Retail, service-commercial, office and accessory uses, which may include a landscape contractor’s office as a special use.
   
   B. 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.
   
   C. Outdoor sales, storage or display of merchandise other than vehicle inventory (such as trailers, automotive parts, junked vehicles, etc.) shall be prohibited.
   
   D. Repair or servicing of vehicles shall be prohibited.
   
   E. All vehicles shall be parked or stored on an approved paved surface, and not within landscaped strips, grassed areas or the street right of way.
   
   F. A maximum of 15 vehicles may be parked onsite overnight.
   
   G. Provide an eight-foot tall wooden opaque privacy fence along the western property line to adequately screen the property from the adjacent subdivision.

2. To satisfy the following site development considerations:
A. Provide a 20-foot planted buffer in the rear parking area, adjacent to the Amberly Mill subdivision.

B. Extend five-foot concrete sidewalk along property frontage.

C. Landscaping on site to be brought up to current code (landscape strip along Lawrenceville Highway, parking lot trees and tree density units must be in compliance with the Unified Development Ordinance).

D. New 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(s) shall include a minimum two-foot high brick or stacked stone base, and the sign cabinet shall be fully surrounded by the same materials, matching the building's architectural treatments.

E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights of way.

F. Outdoor loudspeakers shall be prohibited.

G. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure.

H. 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.

I. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
CASE NUMBER SUP2019-00074
GCID 2019-1141

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/9/19

ATTEST:

County Clerk/Deputy County Clerk
ACCEPTANCE DATE. The Acceptance Date of this Agreement is the date upon which the last party executes or initials the last change in this Agreement and is ____________. The party last executing this Agreement shall promptly deliver executed counterparts of this Agreement to all parties in accordance with the notice provisions of this Agreement.

EXHIBIT “A”

Legal Description

Exhibit “A”

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 50 OF THE 5TH LAND DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY PREPARED FOR WILLIAM T. BROWN, ET AL, DATED JULY 28, 2000, PREPARED BY JACK R. BUSBEE, GRLS NO. 1875, RODENBERGER & ASSOCIATES, INC., PLANNERS, ENGINEERS & SURVEYORS, SAID PLAT BEING RECORDED IN PLAT BOOK 87, PAGE 131, GWINNETT COUNTY, GEORGIA PLAT RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN SET AT THE CORNER FORMED BY THE INTERSECTION OF THE SOUTHWESTERLY EDGE OF THE RIGHT OF WAY LINE OF PATTERSON ROAD (HAVING AN 80 FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY EDGE OF THE RIGHT OF WAY LINE OF US HIGHWAY 29 (LOCATED 100 FEET FROM THE CONSTRUCTION CENTERLINE OF HIGHWAY 29 (ALSO KNOWN AS LAWRENCEVILLE HIGHWAY)); Running thence southerly along the southeasterly edge of the right of way line of US HIGHWAY 29, along the arc of a curve to the left an arc distance 212.21 feet, said arc having a radius of 1809.859 feet and being subtended by a chord bearing of south 74 degrees 18' 48" west and a chord distance of 212.09 feet to an iron pin found and the true point or place of beginning; running thence from the true point or place of beginning so established south 31 degrees 42 minutes 10 seconds east a distance of 268.99 feet to an iron pin found; running thence south 58 degrees 23 minutes 18 seconds west a distance of 225.27 feet to an iron pin found; running thence north 31 degrees 29 minutes 50 seconds west a distance of 85.86 feet to an iron pin found; running thence north 54 degrees 30 minutes 10 seconds east a distance of 105.00 feet to a 3/4 inch open top tube found; running thence north 31 degrees 40 minutes 50 seconds west a distance of 198.56 feet to an iron pin set on the southeasterly edge of the right of way of US HIGHWAY 29; running thence northeasterly along the southeasterly edge of the right of way of US HIGHWAY 29 along the arc of a curve to the right, an arc distance of 122.27 feet, said arc having a radius of 1809.859 feet an being subtended by a chord bearing of north 69 degrees 01 minutes 12 seconds east a chord distance of 122.25 feet to an iron pin found and the true point or place of beginning. Said property being improved property known as 1686 LAWRENCEVILLE HIGHWAY according to the present system of numbering for effect in GWINNETT COUNTY, GEORGIA, AND HAVING SITUATE THEREON A COMMERCIAL BUILDING.
GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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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<td>Ben Ku, District 2</td>
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<td>Marlene Fosque, District 4</td>
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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 THE GILEAD INSTITUTE OF AMERICA, INC. for the proposed use of a PLACE OF WORSHIP (BUFFER REDUCTION) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 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: 12/19/19

ATTEST:

County Clerk/Deputy County Clerk
Property Legal Description
3868 Ridge Road, Buford, GA 30519

ALL THAT TRACT or parcel of land lying and being in Puckett's GMD No. 197, Gwinnett County, Georgia, shown and delineated by plat of the survey of Thomas Wood and Associates, Engineers, dated July 15, 1993, as 3.00 acres, more particularly described as follows:

BEGINNING at a point on the western margin of the right of way of Ridge Road, said point being 984.4 feet northeast of the right of way of Thompson Mill Road as measured along the right of way of Ridge Road, and thence running north 82 degrees 33 minutes west, 381.40 feet to an iron pin; thence north 38 degrees 45 minutes west, 436.54 feet to an iron pin; thence south 75 degrees 04 minutes east 699.29 feet to an iron pin and the right of way of Ridge Road; thence running along the right of way of Ridge Road south 06 degrees 36 minutes west, 211.20 feet to an iron pin, the point of the beginning.
WARRANTY DEED

STATE OF Georgia
COUNTY OF DeKalb

THIS INDENTURE, Made the 3rd day of May, one thousand nine hundred ninety five, in the year of our Lord, nineteen ninety five, Between

RICHARD D. HUEY

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

RICHARD D. HUEY AND WANDA W. HUEY, AS JOINT TENANTS WITH RIGHT 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 LOVE AND AFFECTION—

$100.00

in hand, paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Puckett's GND No. 1397, Gwinnett County, Georgia, shown and delineated by plat of the survey of Thomas Wood and Associates, Engineers, dated July 15, 1995, as 3.00 acres, more particularly described as follows:

BEGINNING at a point on the western margin of the right of way of Ridge Road, said point being 984.4 feet northeast of the right of way of Thompson Mill Road as measured along the right of way of Ridge Road, and thence running north 62 degrees 33 minutes west, 381.40 feet to an iron pin; thence north 38 degrees 45 minutes west, 436.54 feet to an iron pin; thence south 75 degrees 04 minutes east 699.29 feet to an iron pin and the right of way of Ridge Road; thence running along the right of way of Ridge Road south 06 degrees 36 minutes west, 211.20 feet to an iron pin, the point of beginning.

GWINNETT COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX

$100.00

GARY R. YATES, CLERK OF SUPERIOR COURT

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

Witnesses

(Seal) RICHARD D. HUEY

(Seal) RICHARD D. HUEY

Notary Public

Newly Notorized

My Commission Expires December 13, 1995

325544

SEP 06 2000

Planning & Development

SEP 1997
RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 19, 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.

Charlotte J. Nash, Chairman
Jace Brooks, District 1
Ben Ku, District 2
Tommy Hunter, District 3
Marlene Fosque, District 4

Present: Yes, Yes, Yes, Absent, Yes
Vote: Aye, Aye, Aye, Absent, 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 AL-FALAH ACADEMY, INC. for the proposed use of a PRIVATE SCHOOL on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and
WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on NOVEMBER 19, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 19th day of NOVEMBER 2019, that the aforesaid application for a Special Use Permit is hereby APPROVED with the following enumerated conditions:

1. Limited to a private school (Pre K-12) as a special use.
2. Private school enrollment shall not exceed 600 students.
3. No modular buildings or portable classroom facilities shall be permitted.
4. Outdoor recreation facilities shall be located between the northwesterly building line and the right of way of Interstate 85.
5. Student pick-up and drop-off shall be conducted on the interior of the site, and shall not result in queuing of vehicles on Shackleford Court.
6. All vehicles shall be parked on paved surfaces. No parking is permitted in grassed areas or along the right of way of Shackleford Court.
CASE NUMBER SUP2019-00080
GCID 2019-1145

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash, Chairman

Date Signed: 12/19/19

ATTEST:

[Signature]
County Clerk/Deputy County Clerk
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 210 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, CONTAINING 3.298 ACRES, SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A POINT WHICH MARKS THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SHACKELFORD COURT (EIGHTY (80') FOOT RIGHT-OF-WAY) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHACKLEFORD ROAD (EIGHTY (80') FOOT RIGHT-OF-WAY); THENCE TRAVELING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SHACKELFORD COURT NORTH 42 DEGREES 30 MINUTES 02 SECONDS WEST A DISTANCE OF 194.01 FEET TO A 1/2" RBF ON SAID RIGHT-OF-WAY LINE, WHICH IRON PIN IS THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED LEAVING SAID RIGHT-OF-WAY LINE AND TRAVELING SOUTH 48 DEGREES 44 MINUTES 12 SECONDS WEST A DISTANCE OF 385.17 FEET TO A 1/2" RBF;

THENCE TRAVELING NORTH 29 DEGREES 33 MINUTES 20 SECONDS WEST A DISTANCE OF 435.06 FEET TO A 1/2" REBAR FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 85 (RIGHT-OF-WAY VARIES);

THENCE TRAVELING ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 85 NORTH 48 DEGREES 44 MINUTES 12 SECONDS EAST A DISTANCE OF 311.95 FEET TO A 1/2" RBF ON SAID RIGHT-OF-WAY LINE AT ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SHACKELFORD COURT;

THENCE LEAVING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 85 AND TRAVELING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SHACKELFORD COURT ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 22.80 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 50 MINUTES 26 SECONDS EAST A CHORD DISTANCE OF 22.67 FEET AND HAVING A RADIUS OF 60.00 FEET);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 67.00 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 38 DEGREES 09 MINUTES 57 SECONDS EAST A CHORD DISTANCE OF 83.57 FEET AND HAVING A RADIUS OF 60.00 FEET);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 155.27 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 30 DEGREES 55 MINUTES 42 SECONDS EAST A CHORD DISTANCE OF 17.15 FEET AND HAVING A RADIUS OF 25.00 FEET);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 30 DEGREES 55 MINUTES 09 SECONDS EAST A DISTANCE OF 107.76 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 36 DEGREES 41 MINUTES 05 SECONDS EAST A CHORD DISTANCE OF 63.03 FEET AND HAVING A RADIUS OF 63.03 FEET);

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 30 DEGREES 30 MINUTES 30 SECONDS EAST A DISTANCE OF 61.99 FEET TO A 1/2" RBF ON SAID RIGHT-OF-WAY LINE, WHICH IS THE TRUE POINT OF BEGINNING.

THE END

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