

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, and/or SUP
Cases and Amendments acted upon in November 2021

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried a 5-0 vote, 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 AIP Hamilton Mill, LLC 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 16, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map is hereby **DENIED WITHOUT PREJUDICE**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diane Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8/4/2021 9:02PM

Legal Description
Hamilton Mill Road

All that parcel of land lying and being in Puckett's General Militia District, Gwinnett County, Georgia and being more particularly described as follows:

Begin at a point on the northern right-of-way of Hamilton Mill Road (right-of-way varies) 508.00 feet southeasterly from it's intersection with the centerline of Puckett's Mill Road; **Thence** North 39 degrees 42 minutes 40 seconds East a distance of 634.82 feet to an open top pipe found; **Thence** South 52 degrees 41 minutes 15 seconds East a distance of 345.29 feet to a point; **Thence** South 41 degrees 45 minutes 21 seconds West a distance of 370.85 feet to an open top pipe found; **Thence** South 17 degrees 54 minutes 40 seconds West a distance of 208.09 feet to a point on the northern right-of-way of Hamilton Mill Road; **Thence** continuing along Hamilton Mill Road North 63 degrees 10 minutes 18 seconds West a distance of 64.68 feet to a point; **Thence** continuing along the right-of-way of Hamilton Mill Road North 61 degrees 53 minutes 28 seconds West a distance of 353.20 feet to the **Point of Beginning**.

Said parcel of land contains 212,206 square feet or 4.872 acres of land more or less.

RZC 07 0 37

RECEIVED
JUN 30 2006
GWINNETT PLANNING DIVISION

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried a 5-0 vote, 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 Woodland Grove Limited Partnership to Change the Conditions of Zoning on a tract of land zoned RM-10 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 16, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** with the following conditions:

1. To restrict the use of the property as follows:
 - a. Limited to a maximum of 52 units.
 - b. The minimum heated floor area per dwelling unit shall be 1,600 square feet unless the property is accepted into a Georgia Department of Community Affairs' Affordable Housing funding program at which time a maximum six one-bedroom units may be constructed at 800 square feet and the remaining units shall be at least 1,300 square feet. Proof of participation in such programs shall be made to the Director of Planning and Development.
 - c. The exterior of the townhouse buildings shall be constructed of at least 50 percent brick or stacked stone with remaining materials being wood or fiber cement or siding. Final building plans shall be subject to the review and approval of the Director of the Department of Planning and Development.
 - d. All dwellings shall have at least a single-car garage.
 - e. Street (driveway) design shall be subject to review and approval of the Gwinnett County Department of Transportation.
 - f. Provide the following minimum vehicle parking: 52 garage parking stalls, 52 driveway spots, and 48 surface parking stalls.
2. To satisfy the following site development considerations:
 - a. Provide a 10-foot undisturbed landscape strip along the northern property line and a 25-foot undisturbed zoning buffer along the eastern property line. Where sparsely vegetated, these areas shall be supplemented with a six-foot evergreen trees to provide and effective visual screen subject to the review and approval of the Director of Planning and Development. Further, a four-foot vinyl coated chain-linked fence shall be provided along the eastern property boundary to the west of the undisturbed buffer subject to the review and approval of the Director of Planning and Development.
 - b. Provide a 50-foot-wide landscaped setback along Lawrenceville Highway. The landscaped setback shall include a decorative fence/wall and

entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (max. 30- feet on-center). Landscaping, fence/wall and entrance monument design shall be subject to review and approval of the Director of Planning and Development prior to the issuance of a development permit.

- c. All grassed areas shall be sodded.
 - d. Natural vegetation shall remain on the property until the issuance of a development permit.
 - e. Transportation to the nearest public transportation stop or station shall be provided by property management.
3. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received September 24, 2021, and Exhibit C: Building Elevations dated received September 8, 2021, with revisions required by conditions of approval as reviewed and approved by the Director of Planning and Development.
 4. A mandatory Homeowners' Association, or property management company if the property is developed as rental, shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
 5. Common areas shall be provided in general accordance with Exhibit B: Site Plan dated received September 24, 2021. Final design and location shall be subject to the review and approval of the Director of Planning and Development.

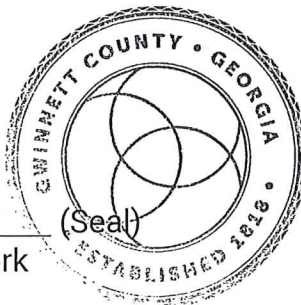
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana King
County Clerk/Deputy County Clerk



Land Description

All that tract or parcel of land lying and being in Land Lot 139 of the 6th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Jimmy Carter Boulevard with the centerline of U.S. Highway No. 29 (a.k.a. Lawrenceville Highway, right of way varies); THENCE in an easterly direction along the centerline of U.S. Highway No. 29 for a distance of 2,220.78 feet to a point on the said centerline; THENCE North 18 degrees 10 minutes 30 seconds West for a distance of 50.00 feet to a ½ inch rebar found on the right of way of U.S. Highway No. 29, said point being the **POINT OF BEGINNING**:

THENCE leaving the right of way North 18 degrees 10 minutes 30 seconds West for a distance of 583.35 feet to an iron pin set; THENCE South 71 degrees 44 minutes 05 seconds West for a distance of 300.00 feet to a ½ inch rebar found; THENCE North 18 degrees 12 minutes 25 seconds West for a distance of 208.90 feet to an iron pin set; THENCE North 71 degrees 09 minutes 21 seconds East for a distance of 599.03 feet to a ½ inch rebar found; THENCE South 18 degrees 01 minutes 40 seconds East for a distance of 772.75 feet to an iron pin set on the right of way of U.S. Highway No. 29 (a.k.a. Lawrenceville Highway, right of way varies); THENCE along the right of way the following eight (8) courses and distances South 63 degrees 19 minutes 04 seconds West for a distance of 120.53 feet to a point; THENCE following a curve turning to the right having a radius of 1284.79 feet, an arc length of 50.76 feet and being subtended by a chord having a bearing of South 64 degrees 26 minutes 59 seconds West for a distance of 50.76 feet to a point; THENCE North 85 degrees 58 minutes 27 seconds West for a distance of 11.88 feet to a point; THENCE South 71 degrees 13 minutes 40 seconds West for a distance of 16.54 feet to a point; THENCE South 20 degrees 50 minutes 12 seconds West for a distance of 9.72 feet to a point; THENCE following a curve turning to the right having a radius of 1284.79 feet, an arc length of 47.76 feet and being subtended by a chord having a bearing of South 68 degrees 09 minutes 16 seconds West for a distance of 47.76 feet to a point; THENCE North 17 degrees 56 minutes 25 seconds West for a distance of 3.94 feet to a point; THENCE South 72 degrees 39 minutes 58 seconds West for a distance of 46.05 feet to a ½ inch rebar found, said point being the **POINT OF BEGINNING**.

Said described tract contains 6.847 acres

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/8/2021

BUILDING MATERIALS WILL BE BRICK AND CEMENT SIDING AND THE MAXIMUM HEIGHT OF THE BUILDINGS WILL BE 40 FEET



ELEVATION 17

ELEVATION 10

ELEVATION 8

ELEVATION 11

ELEVATION 13

ELEVATION 9

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Carden, which carried a 5-0 vote, 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 Rocklyn Homes to Change the Conditions of Zoning on a tract of land zoned M-1 and described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** with the following conditions:

1. No outside storage shall be permitted.
2. No truck terminals, truck repair or maintenance facilities shall be permitted.
3. Billboards shall be prohibited.
4. No airfields or landing pads shall be permitted.
5. Access to Old Peachtree Road shall be limited to right-in/right-out subject to review and approval of the Gwinnett County Department of Transportation.
6. The proposed development shall be in general conformance with the Site Plan presented at the November 2, 2021, Planning Commission public hearing and Exhibit C: Building Elevations dated received August 27, 2021, with revisions required by conditions of approval, as reviewed and approved by the Director of Planning and Development.
7. A minimum 15-foot graded and replanted buffer shall be provided along the southern property line adjacent to the existing townhouse development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/21

ATTEST:

By: Diana King
County Clerk/Deputy County Clerk



RECEIVED

8/27/2021 9:21AM

LAND DESCRIPTION

ALL that tract or parcel of land lying and being in Land Lot 125 of the 7th Land District, Gwinnett County, Georgia, containing 2.585 acres, more or less, and being more particularly described as follows:

BEGINNING at a point at the intersection of the westerly margin of the right of way of Old Peachtree Road (right-of-way width varies) and the southerly margin of the 80-foot right-of-way of Northlake Drive, if extended to form an angle instead of a curve; thence South 01 degree 43 minutes 47 seconds West along the extension of the westerly margin of the right-of-way of Old Peachtree Road a distance of 4.33 feet to a concrete right-of-way marker, being the TRUE POINT OF BEGINNING; thence continuing along the westerly margin of the right-of-way of Old Peachtree Road, the following courses and distances: South 01 degree 43 minutes 47 seconds West, 155.90 feet to a concrete right-of-way marker; 392.51 feet along the arc of a curve to the right having a radius of 471.57 feet, chord bearing of South 25 degrees 34 minutes 29 seconds West, and chord distance of 381.28 feet to a concrete right-of-way marker; thence departing said right-of-way, North 56 degrees 31 minutes 38 seconds West, 253.98 feet to an iron pin set; thence North 36 degrees 12 minutes 41 seconds East, 310.00 feet to an iron pin set; thence North 15 degrees 17 minutes 00 seconds East, 135.25 feet to an iron pin set on the southerly margin of the 80-foot right-of-way of Northlake Drive; thence along the southerly margin of the 80-foot right-of-way of Northlake Drive the following courses and distances: 101.60 feet along the arc of a curve to the left having a radius of 424.96 feet, chord bearing of South 81 degrees 33 minutes 56 seconds East, and chord distance of 101.36 feet to a point; South 88 degrees 24 minutes 56 seconds East, 53.01 feet to a point; 10.53 feet along the arc of a curve to the right having a radius of 12.00 feet, chord bearing of South 63 degrees 18 minutes 09 seconds East, and chord distance of 10.20 feet to the TRUE POINT OF BEGINNING.

This tract is the easterly 2.585-acre portion of Lot 3, Block "E", Phase Two of Northbrook, as shown on a plat entitled Final Plat for Phase Two of Northbrook, prepared by Development Consultants Group, dated November 18, 1986, and last revised August 04, 1994. Plat Book 63, page 154, Gwinnett County records.

Site Plan

Exhibit C: Building Elevations

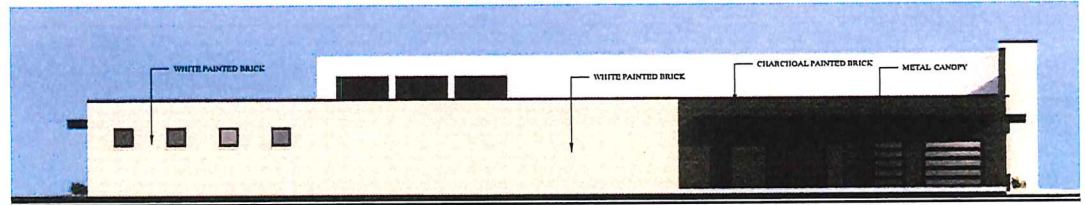
[attached]

GWINNETT COUNTY

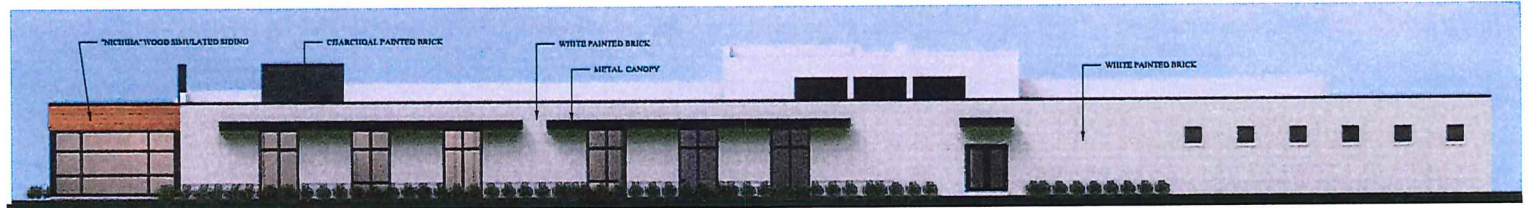
PLANNING AND DEVELOPMENT

RECEIVED

8/27/21 9:21AM



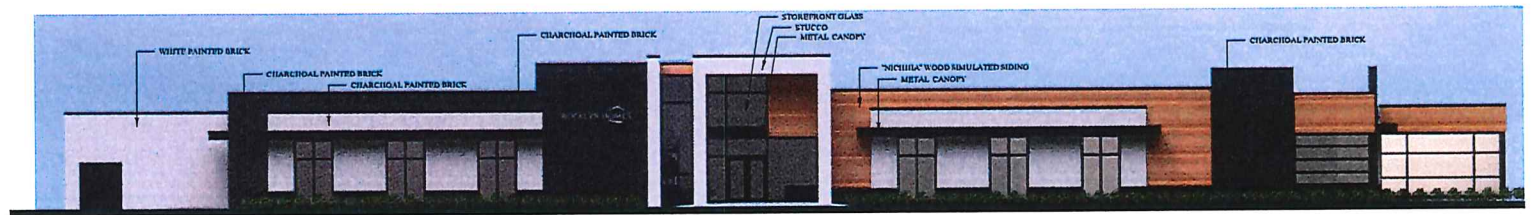
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION (NORTHLAKE DR.)



EAST ELEVATION (OLD PEACHTREE ROAD)

ROCKLYN HOMES
OLD PEACHTREE ROAD
SUWANEE, GA 30024

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/27/21 9:21 AM



CIC2021-00028

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/27/21 9:21AM



CIC2021-00028

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/27/21 9:21AM



CIC2021-00028

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried a 5-0 vote, the following Resolution was:

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 Johanna Reyes for the proposed use of a Daycare 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 November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November, 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Use of the property shall be limited to a daycare facility as a special use for a maximum of 15 children.
2. The exterior of the structure shall be repaired and repainted with earth tones or neutral colors. Any mural added to the exterior of the building must be approved by the Director of Planning and Development.
3. The hours of operation for the daycare facility shall be limited to between 6:00 a.m. and 6:30 p.m., Monday through Friday.
4. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers or sign-twirlers shall be prohibited.
5. A 10-foot landscape buffer shall be provided adjacent to residential properties and the rear property line.
6. A 10-foot landscape strip shall be provided along the Jimmy Carter Boulevard right-of-way.
7. The special use permit shall be valid for no more than a two-year period, at which time the special use permit must be reapplied for and approved by the Board of Commissioners to continue the use.
8. The proposed daycare facility shall comply with all current State of Georgia regulations associated with the operation of a daycare facility.
9. Upon receipt of this Special Use Permit, all unpermitted construction already completed and any future construction work to be completed must receive a development permit to ensure all county regulations are met prior to issuance of the business license.

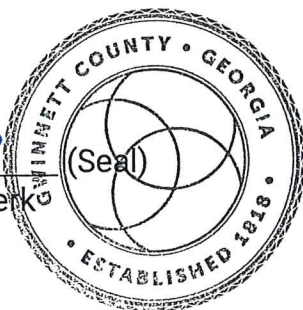
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: [Signature]
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 13, BLOCK B OF NORTHEAST ESTATES, UNIT I, AS PER PLAT RECORDED IN PLAT BOOK H, PAGE 171 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

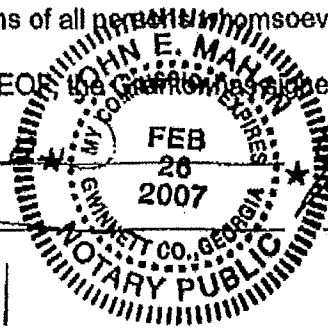
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.

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.

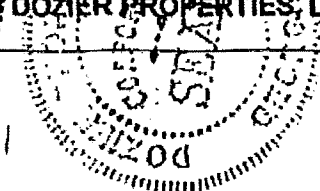
John E. Mahler

Witness
J. D. ...
Notary Public



Michael ... MEMBER

DOZIER PROPERTIES, LLC



109059

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 5-0 vote, the following Resolution was:

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 Richard Shields for the proposed use of Automobile Body Repair and Painting 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Automobile sales shall be prohibited.
2. The special use permit shall be limited to Suite K, as indicated on Exhibit B: Site Plan, dated received August 12, 2021, by the Department of Planning and Development.
3. All repair activities shall take place indoors.
4. Vehicles awaiting repair must be parked on a paved surface within the fenced area at the rear of Suite K.
5. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
6. The 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.

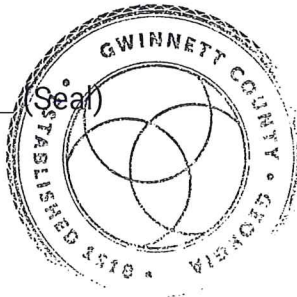
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: [Signature]
County Clerk/Deputy County Clerk



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/31/21 8:16PM

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 3/4" REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

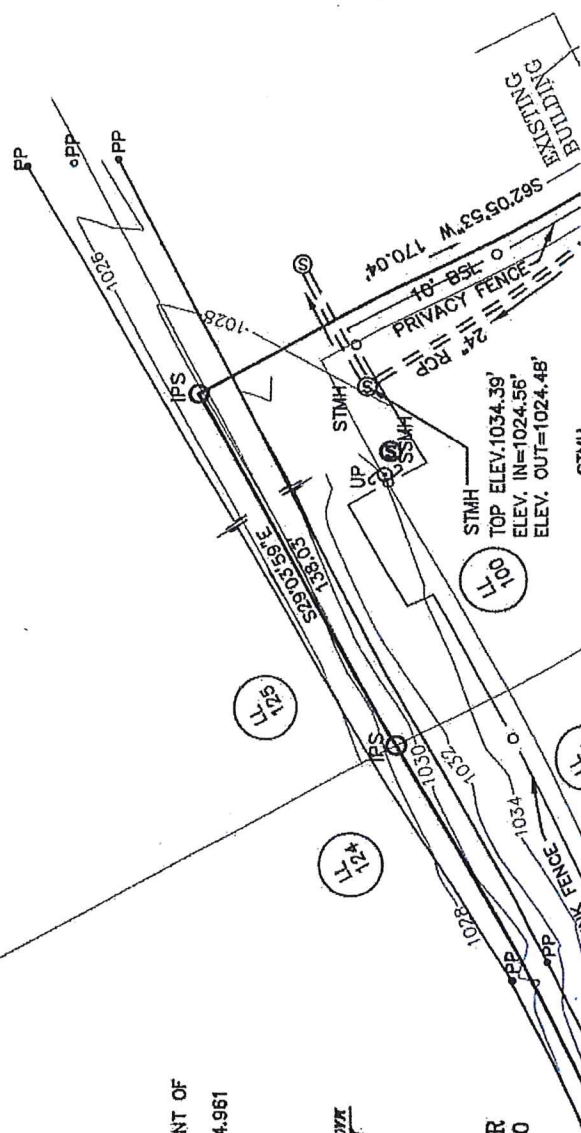
- N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR THENCE;
 - N05°13'49"E, A DISTANCE OF 364.75 FEET TO A 1/2" REBAR THENCE;
 - N05°30'01"E, A DISTANCE OF 61.36 FEET TO A 1/2" REBAR THENCE;
 - S84°30'52"E, A DISTANCE OF 187.47 FEET TO A 1/2" REBAR THENCE;
 - N62°05'06"E, A DISTANCE OF 115.32 FEET TO A 1/2" REBAR THENCE;
 - S27°54'54"E, A DISTANCE OF 379.01 FEET TO A 1/2" REBAR THENCE;
 - S29°03'59"E, A DISTANCE OF 138.03 FEET TO A 1/2" REBAR THENCE;
 - S62°05'53"W, A DISTANCE OF 170.04 FEET TO A 1/2" REBAR THENCE;
 - S20°51'21"W, A DISTANCE OF 98.85 FEET TO A 1/2" REBAR THENCE;
 - N69°08'39"W, A DISTANCE OF 108.84 FEET TO A 1/2" REBAR THENCE;
 - S18°36'41"W, A DISTANCE OF 269.98 FEET TO A 1/2" REBAR THENCE;
 - N68°48'33"W, A DISTANCE OF 9.65 FEET TO A 1/2" REBAR THENCE;
 - N18°36'41"E, A DISTANCE OF 259.51 FEET TO A 1/2" REBAR THENCE;
 - N71°37'04"W, A DISTANCE OF 62.38 FEET TO A 1/2" REBAR THENCE;
 - S05°13'46"E, A DISTANCE OF 131.52 FEET TO A 1/2" REBAR THENCE;
 - S05°13'46"W, A DISTANCE OF 190.00 FEET TO A 1/2" REBAR THENCE;
 - N84°46'14"W, A DISTANCE OF 39.21 FEET TO A 1/2" REBAR THENCE;
 - N84°46'14"W, A DISTANCE OF 33.84 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.
- SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 3/4" REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

- N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR THENCE;
 - S84°46'14"E, A DISTANCE OF 33.84 FEET TO A 1/2" REBAR THENCE;
 - N05°13'46"E, A DISTANCE OF 39.21 FEET TO A 1/2" REBAR THENCE;
 - S84°46'14"E, A DISTANCE OF 190.00 FEET TO A 1/2" REBAR THENCE;
 - S05°13'46"W, A DISTANCE OF 131.52 FEET TO A 1/2" REBAR THENCE;
 - N71°37'04"W, A DISTANCE OF 229.87 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.
- SAID TRACT OR PARCEL OF LAND CONTAINS 22,256.1 SQUARE FEET (0.511 ACRES).



N/F POBDLER
ZONED R-100

RECEIVED BY

JUL 01 2019

Planning & Development

SUP 19 012

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 5-0 vote, the following Resolution was:

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 Richard Shields for the proposed use of Outdoor 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. The special use permit shall be limited to the rear of Suite K, as indicated on Exhibit B: Site Plan, dated received August 12, 2021, by the Department of Planning and Development.
2. No repair activities or body work shall take place in the storage area.
3. No junk vehicles shall be stored on the property.
4. All fencing shall be kept in good repair. Said fencing shall be constructed of, at a minimum, chain link with a privacy screen or privacy slat product. Barbed wire shall be prohibited.
5. Outdoor storage shall be limited to vehicles only, associated with the business in Suite K. No other outdoor storage shall be permitted, including parts, tires, and other related items.
6. The Special Use Permit shall be related to the business currently occupying Suite K, known as "Shields Auto Collision." Should the business cease to operate, the Special Use Permit shall automatically be voided.
7. 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.
8. The existing chain link fence gate shall be replaced with a fully opaque gate subject to the approval of the Department of Planning and Development.

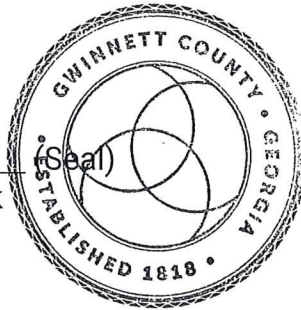
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: [Signature]
County Clerk/Deputy County Clerk



WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/31/21 5:16PM

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, WINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A $\frac{3}{4}$ " REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

- N05'13'49"E, A DISTANCE OF 40.00 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N05'13'49"E, A DISTANCE OF 364.75 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N05'30'01"E, A DISTANCE OF 61.36 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S84'30'52"E, A DISTANCE OF 187.47 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N62'05'06"E, A DISTANCE OF 115.32 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S27'54'54"E, A DISTANCE OF 379.01 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S29'03'59"E, A DISTANCE OF 138.03 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S62'05'53"W, A DISTANCE OF 170.04 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S20'51'21"W, A DISTANCE OF 98.85 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N69'08'39"W, A DISTANCE OF 108.84 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S18'36'41"W, A DISTANCE OF 269.98 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N68'49'33"W, A DISTANCE OF 9.65 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N18'36'41"E, A DISTANCE OF 259.51 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N71'37'04"W, A DISTANCE OF 62.38 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S05'13'46"E, A DISTANCE OF 131.52 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N84'46'14"W, A DISTANCE OF 190.00 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- S05'13'46"W, A DISTANCE OF 39.21 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
- N84'46'14"W, A DISTANCE OF 33.84 FEET TO A $\frac{3}{4}$ " REBAR AND THE POINT OF BEGINNING.

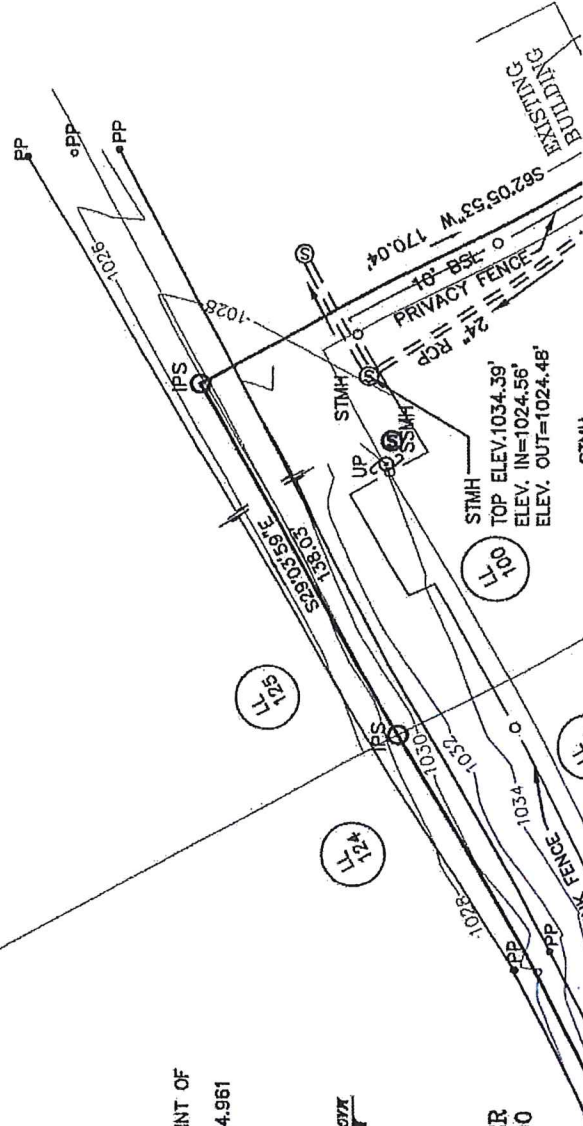
SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, WINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A $\frac{3}{4}$ " REBAR NOS14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:

- N05'13'49"E, A DISTANCE OF 40.00 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
 - S84'46'14"E, A DISTANCE OF 33.84 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
 - N05'13'46"E, A DISTANCE OF 39.21 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
 - S05'13'46"W, A DISTANCE OF 131.52 FEET TO A $\frac{3}{4}$ " REBAR THENCE;
 - N71'37'04"W, A DISTANCE OF 229.87 FEET TO A $\frac{3}{4}$ " REBAR AND THE POINT OF BEGINNING.
- SAID TRACT OR PARCEL OF LAND CONTAINS 22,258.1 SQUARE FEET (0.511 ACRES).



N/F POBDLER
ZONED R-100

RECEIVED BY

JUL 01 2019

Planning & Development

SUP 19 012

Exhibit B: Site Plan

[attached]

CASE NUMBER CIC2021-00031
GCID 2021-1351

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: CHANGE IN CONDITIONS OF ZONING

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 5-0 vote, 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 Richard Shields 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map is hereby **APPROVED** with the following conditions:

Approval of a change-in-conditions of RZ-98-133:

1. To restrict the use of the property as follows:
 - a. Retail and service commercial and accessory uses which may include automotive service, automotive repair, automotive body repair, and painting.
2. To satisfy the following site development considerations:
 - a. Provide a 10-foot wide landscaped strip outside the new dedicated right-of-way of U.S. Highway 78.
 - b. Provide a five-foot wide landscape strip adjacent to all internal property lines. The landscape strips shall contain non-ornamental shade trees.
 - c. Exits/entrances and interparcel access shall be in accordance with the Gwinnett County Department Regulations and subject to the approval of the Development Division.
 - d. No billboards are permitted.
 - e. Dumpsters shall be screened by a fence or wall.
 - f. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
 - g. Buildings shall be finished with architectural treatments of glass and/or brick, stone, or stucco; any alternate shall be subject to the review and approval of the Planning Director prior to issuance of a building permit.
 - h. Site shall be limited to two monument-type ground signs.

- i. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the new dedicated rights-of-way of U.S. Highway 78 and Rosebud Road.
- j. All outdoor storage shall be hidden from view of the public and shall be subject to approval of a separate special use permit.
- k. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 100-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least two trees per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review Section.
- l. No streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on the site. No flags will be flown on the site except the flags for the United States of America and the State of Georgia.
- m. No outdoor loudspeakers or public address systems.

Approval of a change-in-conditions of SUP-98-082 to allow for outdoor storage and automotive body repair and painting, subject to the following conditions:

1. To restrict the use of the property as follows:
 - a. Retail and service commercial and accessory uses which may include automotive service, automotive repair, automotive body repair, and painting.
2. To satisfy the following site development considerations:
 - a. Provide a 10-foot wide landscaped strip outside the new dedicated right-of-way of U.S. Highway 78.
 - b. Provide a five-foot wide landscape strip adjacent to all internal property lines. The landscape strips shall contain non-ornamental shade trees.
 - c. Exits/entrances and interparcel access shall be in accordance with the Gwinnett County Department Regulations and subject to the approval of the Development Division.
 - d. No billboards are permitted.

- e. Dumpsters shall be screened by a fence or wall.
- f. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties.
- g. Buildings shall be finished with architectural treatments of glass and/or brick, stone, or stucco; any alternate shall be subject to the review and approval of the Planning Director prior to issuance of a building permit.
- h. Site shall be limited to two monument-type ground signs.
- i. At the time of development, provide sidewalks as per Gwinnett County Development Regulations within the new dedicated rights-of-way of U.S. Highway 78 and Rosebud Road.
- j. All outdoor storage shall be hidden from view of the public and shall be subject to approval of a separate special use permit.
- k. Provide landscaped islands throughout the parking areas. At a minimum, landscaped islands shall consist of a 100-square foot planted area per eighteen (18) spaces of double row parking with a 100-square foot planted area at the end of each row. These landscaped islands shall include at least two trees per island. Trees shall be a minimum of five feet in height at the time of planting. Submit landscape plans for review and approval by the Development Review Section.
- l. No streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot air balloons shall be displayed on the site. No flags will be flown on the site except the flags for the United States of America and the State of Georgia.
- m. No outdoor loudspeakers or public address systems.

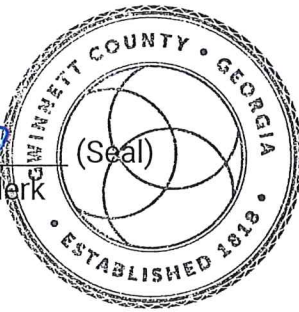
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diane Kemp
County Clerk/Deputy County Clerk



RECEIVED

8/31/21 5:16PM

PARCEL 1

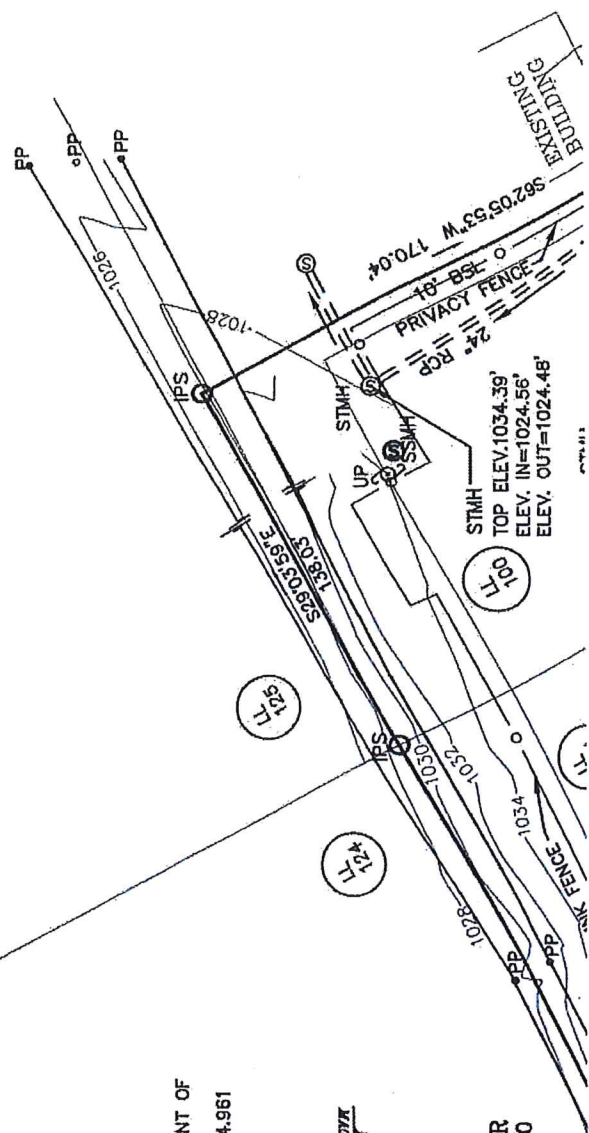
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 1/2" REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:
N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR THENCE;
N05°30'01"E, A DISTANCE OF 364.75 FEET TO A 1/2" REBAR THENCE;
S84°30'52"E, A DISTANCE OF 81.36 FEET TO A 1/2" REBAR THENCE;
N62°05'06"E, A DISTANCE OF 187.47 FEET TO A 1/2" REBAR THENCE;
S27°54'54"E, A DISTANCE OF 115.32 FEET TO A 1/2" REBAR THENCE;
S29°03'59"E, A DISTANCE OF 379.01 FEET TO A 1/2" REBAR THENCE;
S62°05'53"W, A DISTANCE OF 138.03 FEET TO A 1/2" REBAR THENCE;
S20°51'21"W, A DISTANCE OF 170.04 FEET TO A 1/2" REBAR THENCE;
N69°08'39"W, A DISTANCE OF 98.85 FEET TO A 1/2" REBAR THENCE;
S18°36'41"W, A DISTANCE OF 108.84 FEET TO A 1/2" REBAR THENCE;
N68°49'33"W, A DISTANCE OF 269.98 FEET TO A 1/2" REBAR THENCE;
N18°36'41"E, A DISTANCE OF 9.65 FEET TO A 1/2" REBAR THENCE;
N71°37'04"W, A DISTANCE OF 259.51 FEET TO A 1/2" REBAR THENCE;
S05°13'46"E, A DISTANCE OF 62.38 FEET TO A 1/2" REBAR THENCE;
N84°46'14"W, A DISTANCE OF 131.52 FEET TO A 1/2" REBAR THENCE;
S05°13'46"W, A DISTANCE OF 190.00 FEET TO A 1/2" REBAR THENCE;
N84°46'14"W, A DISTANCE OF 39.21 FEET TO A 1/2" REBAR THENCE;
S05°13'46"W, A DISTANCE OF 33.84 FEET TO A 1/2" REBAR AND THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINS 216,085.2 SQUARE FEET (4.961 ACRES).

PARCEL 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 & 101 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT A 3/8" REBAR N05°14'51"E, 254.76 FEET FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROSEBUD ROAD (100 FT. RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 78 (A.K.A. ATHENS HIGHWAY) (120 FT. RIGHT-OF-WAY) THENCE:
N05°13'49"E, A DISTANCE OF 40.00 FEET TO A 3/8" REBAR THENCE;
S84°46'14"E, A DISTANCE OF 33.84 FEET TO A 3/8" REBAR THENCE;
N05°13'46"E, A DISTANCE OF 39.21 FEET TO A 3/8" REBAR THENCE;
S84°46'14"E, A DISTANCE OF 190.00 FEET TO A 3/8" REBAR THENCE;
S05°13'46"W, A DISTANCE OF 131.52 FEET TO A 3/8" REBAR THENCE;
N71°37'04"W, A DISTANCE OF 229.87 FEET TO A 3/8" REBAR AND THE POINT OF BEGINNING.
SAID TRACT OR PARCEL OF LAND CONTAINS 22,258.1 SQUARE FEET (0.511 ACRES).



RECEIVED BY
JUL 01 2019
Planning & Development

SUP 19052

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Carden, which carried a 5-0 vote, the following Resolution was:

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 Aldo Sixtos for the proposed use of Automobile Sales on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. 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.
 - f. Automobiles shall only be parked in designated striped spaces on paved surfaces.
 - g. The maximum number of vehicles parked on the site, including inventory vehicles, shall not exceed 31.
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 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.

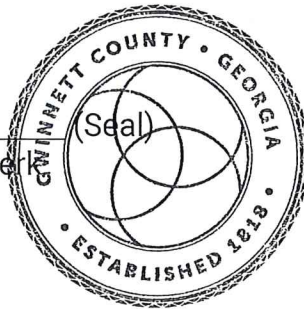
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: [Signature]
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

6/22/21 11:17AM

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 OR 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 02 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 ALONBG SAID RIGHT OF WAY, A DISTANCE OF 305.19 FEET, TO AN IRON PIN, THE PLACE OR POINT OF BEGINNING.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque , which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 and R-75 to C-2 by Carlos Antunez for the proposed use of an Automobile Repair Shop and Tire Store 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from C-2 and R-75 to C-2 is hereby **DENIED**.

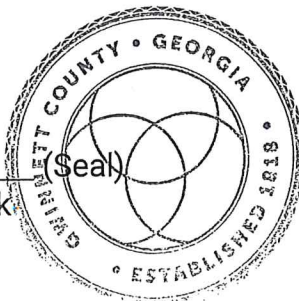
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

06/2/2021 @ 9:36 AM

ALL THAT TRACT or parcel of land lying and being in Land Lot 152 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a ½" rebar found on the northerly right-of-way line of Lawrenceville Highway (aka US Hwy #29 & SR #8)(right-of-way varies). Said ½" rebar being 269.18 feet southwesterly from the right-of-way line of Sunnyside Drive; thence continuing along said right-of-way line S58°03'18"W a distance of 175.02 feet to a ½" rebar found; thence leaving said right-of-way line and running N13°58'20"W a distance of 104.97 feet to a 6" Maple tree; running thence N54°32'04"W a distance of 110.41 feet to a ½" rebar found; running thence N27°41'49"W a distance of 395.47 feet to a ½" rebar found; running thence N56°36'53"E a distance of 186.06 feet to a ½" rebar found; running thence S31°02'19"E a distance of 276.09 feet to a ¾" open top pipe found; running thence S27°23'18"E a distance of 325.82 feet to a ½" rebar and the POINT OF BEGINNING.

Said tract or parcel of land contains 2.571 Acres

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF SPECIAL USE PERMIT

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried a 5-0 vote, the following Resolution was:

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 Carlos Antunez for the proposed use of Automobile Repair Shop and Tire Store 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, on this the 16th day of November 2021, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following conditions:

1. Uses on the site shall be limited to retail, service commercial and accessory uses, which may include automobile repair as a Special Use, to be developed in general conformance with the site plan received on October 27, 2021, by the Department of Planning and Development.
2. Automobile sales shall be prohibited.
3. Outdoor storage of inoperable vehicles, automotive parts, and/or tires shall be prohibited.
4. All repair activities shall take place indoors.
5. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
6. Vehicles awaiting repair must be parked on paved surface in a designated striped parking space.
7. Outdoor loudspeakers shall be prohibited.
8. 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.

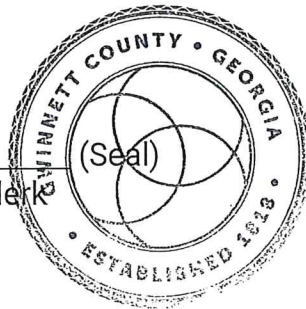
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

06/02/2021 @ 9:36 AM

ALL THAT TRACT or parcel of land lying and being in Land Lot 152 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

BEGINNING at a ½" rebar found on the northerly right-of-way line of Lawrenceville Highway (aka US Hwy #29 & SR #8)(right-of-way varies). Said ½" rebar being 269.18 feet southwesterly from the right-of-way line of Sunnyside Drive; thence continuing along said right-of-way line S58°03'18"W a distance of 175.02 feet to a ½" rebar found; thence leaving said right-of-way line and running N13°58'20"W a distance of 104.97 feet to a 6" Maple tree; running thence N54°32'04"W a distance of 110.41 feet to a ½" rebar found; running thence N27°41'49"W a distance of 395.47 feet to a ½" rebar found; running thence N56°36'53"E a distance of 186.06 feet to a ½" rebar found; running thence S31°02'19"E a distance of 276.09 feet to a ¾" open top pipe found; running thence S27°23'18"E a distance of 325.82 feet to a ½" rebar and the POINT OF BEGINNING.

Said tract or parcel of land contains 2.571 Acres

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to RM-24 by WP South Acquisitions, LLC for the proposed use of Apartments on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from C-2 to RM-24 is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana Kemp
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

06/01/2021 | 3:00 PM

LEGAL DESCRIPTION
FOR ZONING PURPOSES

ALL THAT TRACT OR PARCEL OF LAND LYING SITUATED AND BEING IN LAND LOT 139 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A IRON PIN FOUND ON THE MITERED SOUTH RIGHT OF WAY LINE OF LAWRENCEVILLE HWY (VARIABLE PUBLIC R/W) AND THE NORTHEASTERN RIGHT OF WAY LINE OF POUNDS DRIVE (60' PUBLIC R/W), SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE MITERED SOUTH RIGHT OF WAY LINE OF LAWRENCEVILLE HWY, BEARING NORTH 14 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 32.05 FEET TO AN IRON PIN; THENCE, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF LAWRENCEVILLE HWY, BEARING N 63°40'05" E, A DISTANCE OF 334.96' TO A POINT; THENCE BEARING S 00°24'50" E, A DISTANCE OF 17.85' TO A POINT; THENCE BEARING N 63°40'05" E, A DISTANCE OF 87.45' TO A POINT; THENCE, CONTINUING ALONG SAID R/W AND FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 965.33', AND AN ARC LENGTH OF 315.97', BEARING N 53°24'30" E, A DISTANCE OF 314.56', TO A POINT; THENCE, LEAVING THE SAID R/W, BEARING S 45°56'46" E, A DISTANCE OF 194.09' TO A POINT; THENCE BEARING N 64°34'25" E, A DISTANCE OF 419.78' TO A POINT ON THE WEST R/W OF LANKFORD DRIVE (VARIABLE PUBLIC R/W); THENCE, ALONG THE SAID R/W, BEARING S 29°41'35" E, A DISTANCE OF 94.09' TO A POINT AT THE INTERSECTION OF THE WEST R/W OF LANKFORD DRIVE (VARIABLE PUBLIC R/W) AND THE WEST R/W OF AZALEA DRIVE (VARIABLE PUBLIC R/W); THENCE, LEAVING THE WEST R/W OF LANKFORD DRIVE AND FOLLOWING THE WEST R/W OF AZALEA DRIVE, BEARING S 11°38'35" E, A DISTANCE OF 203.88' TO A POINT; THENCE, CONTINUING ALONG THE WEST R/W OF AZALEA DRIVE, BEARING S 19°22'22" E, A DISTANCE OF 189.48' TO A POINT; THENCE, LEAVING THE SAID R/W, BEARING S 71°25'20" W, A DISTANCE OF 665.43' TO A POINT; THENCE BEARING S 25°22'05" E, A DISTANCE OF 158.32' TO A POINT; THENCE BEARING S 40°36'36" E, A DISTANCE OF 708.19' TO A POINT; THENCE BEARING S 61°47'19" W, A DISTANCE OF 565.83' TO A POINT ON THE EASE R/W OF POUNDS DRIVE (60' PUBLIC R/W); THENCE, ALONG THE EAST R/W OF POUNDS DRIVE THE FOLLOWING COURSES AND DISTANCES:
FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1074.53', AND AN ARC LENGTH OF 88.96', BEARING N 32°38'44" W, A DISTANCE OF 88.93';
N 35°12'14" W, A DISTANCE OF 99.96';
FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1825.41', AND AN ARC LENGTH OF 129.82', BEARING N 33°11'53" W, A DISTANCE OF 129.79';
N 29°55'23" W, A DISTANCE OF 117.17';
FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1115.30', AND AN ARC LENGTH OF 102.61', BEARING N 32°43'16" W, A DISTANCE OF 102.57';
N 38°12'29" W, A DISTANCE OF 108.40';
FOLLOWING THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 652.71', AND AN ARC LENGTH OF 44.37', BEARING N 33°04'04" W, A DISTANCE OF 44.36';
FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 652.71', AND AN ARC LENGTH OF 90.60', BEARING N 27°03'25" W, A DISTANCE OF 90.53';
FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6142.98', AND AN ARC LENGTH OF 250.28', BEARING N 23°02'00" W, A DISTANCE OF 250.26';

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

06/01/2021 | 3:00 PM

FOLLOWING THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1317.77', AND AN ARC LENGTH OF 190.05', BEARING N 28°33'30" W, A DISTANCE OF OF 189.89'; SOUTH 35 DEGREES 41 MINUTES 08 SECONDS EAST A DISTANCE OF 164.79', N 35°41'08" W, A DISTANCE OF 164.79 TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.977 ACRES MORE OR LESS.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Nay
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried a 4-1 vote, the following a Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RM-24 by Cornerstone Baptist Church for the proposed use of Apartments on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on October 26, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from R-100 to RM-24 is hereby **DENIED**.

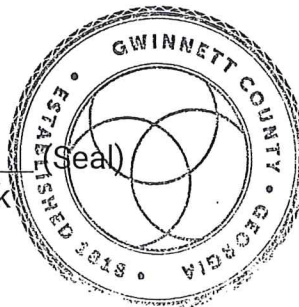
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: 
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: 
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

06/03/2021 @ 12:02 PM

PROPERTY DESCRIPTION

“1400 GRAYSON HIGHWAY”

All that tract or parcel of land lying and being in Land Lot 138, 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point at the southerly end of a mitered corner of the intersection of the Northeasterly Right-of-Way Line of Grayson Highway (a.k.a. State Route 20), (variable width) as per GDOT Right-of-Way Plans – Project No. STP-054-1(37), and the Southeasterly Right-of-Way Line of Gates Mill Drive (variable width) as shown on the Final Plat for Gates Mill Unit One, and recorded among the Land Records of Gwinnett County, Georgia in Plat Book 47, Page 135; thence, leaving said point and the said line of Gates Mill Drive and running with the said line of Grayson Highway, South 23° 23' 49" East, 149.22 feet; thence, North 80° 25' 09" East, 20.59 feet to the True Point of Beginning of the herein described tract or parcel of land; thence, leaving the said Point of Beginning and said line of Grayson Highway and running with the subdivision line of Gates Mill Unit One

1. North 80° 25' 09" East, 616.43 feet to a ½ inch rebar found; thence,
2. South 25° 06' 12" East, 710.81 feet; thence, leaving the aforesaid subdivision line of Gates Mill Unit One and running
3. South 78° 07' 34" West, 468.48 feet to a ½ inch rebar found; thence,
4. South 58° 40' 19" West, 171.42 feet to a point on the aforesaid line of Grayson Highway; thence, running with the said line of Grayson Highway
5. North 23° 27' 15" West, 489.57 feet to a concrete right-of-way monument found; thence,
6. North 66° 32' 45" East, 9.84 feet to a concrete right-of-way monument found; thence,
7. North 23° 27' 15" West, 298.19 feet to the Point of Beginning, containing 446,660 square feet or 10.2539 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75, O-I, C-2, RZT, R-TH to R-TH by Taylor Morrison of Georgia, LLC for the proposed use of Townhouses on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from R-75, O-I, C-2, RZT, R-TH to R-TH is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed in substantial conformity with Exhibit B: Site Plan presented at the November 1, 2021, Planning Commission hearing and Exhibit C: Building Elevations dated received August 6, 2021, with revisions required by conditions, subject to review and approval by the Planning and Development Director.
2. Units along Lawrenceville Highway shall face Lawrenceville Highway and shall be rear entry units.
3. Uses shall be limited to single-family attached townhouses and accessory uses, not to exceed 215 units. The minimum dwelling size shall be specified by the Unified Development Ordinance, Table 230.2.
4. Sidewalks shall be provided throughout the development and along Lawrenceville Highway.
5. All townhouses shall be designed with front facades of brick and/or stacked stone with minor accents of cedar shake, fiber-cement siding, and/or board and batten. The remaining sides and rear of the townhouses shall have the same or fiber-cement shake or siding with a 2-foot brick or stacked stone water table.
6. All units shall have at least a double-car garage.
7. A mandatory homeowners' association shall be established, or a property management company if the property is developed as rental, and shall be responsible for maintenance of all common areas/facilities, street frontage landscaping, lawn and ornamental planting maintenance on individual lots.
8. The Lawrenceville Highway frontage and subdivision entrance shall be landscaped by the developer and maintained by the homeowners' association or property management company. The 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.

9. Natural vegetation shall remain on the property until the issuance of a development permit.
10. All grassed areas shall be sodded.
11. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping in compliance with the Gwinnett County Stormwater Management Manual.
12. Prior to the issuance of a Development Permit, the applicant shall provide a traffic impact study.
13. All design and construction will be subject to Georgia Department of Transportation and Gwinnett County Department of Transportation review and approval. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by Georgia Department of Transportation and Gwinnett County Department of Transportation.
14. A 50-foot permanent access and utility ingress easement shall be dedicated to the County in lieu of right-of-way for any roadway areas that are within the area of the dam, as directed by staff, prior to final acceptance of the plat. As a part of the easement, the developer and subsequent property owners shall be solely responsible for the inspection, maintenance, and repair of the dam as well as any road repair necessitated by dam maintenance and repair in perpetuity.
15. The developer shall provide a full Visual Inspection Report per Georgia Safe Dams Program of the existing dam and outlet structures performed by a registered Professional Engineer, specifically a Georgia Professional Engineer and Georgia Safe Dams Program Engineer of Record (SDP EOR), for review and approval by Gwinnett County Department of Transportation and Gwinnett County Department of Water Resources. The developer shall also provide a slope stability analysis performed by a Georgia Safe Dams Program Engineer of Record that takes into consideration the proposed use of a road on top of the dam. Any identified deficiencies shall be corrected prior to issuance of the development permit.
16. A maximum of 20% of the units shall be rental units and shall be incorporated into the Homeowners' Association covenants and is the responsibility of this organization to ensure compliance.
17. A six-foot tall wooden privacy fence shall be provided outside of the required zoning buffer along the eastern and southern property boundary.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana Henderson
County Clerk/Deputy County Clerk



RECEIVED

11/10/2021 3:49PM

DESCRIPTION OF PROPERTY

Total Tract Plus R/W Abandonment of Saratoga Drive Minus

Commercial Tract

All that tract or parcel of land lying and being in Land Lots 15 and 16 of the 5th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the Point of Beginning commence at the intersection of the western right of way of Gloster Road (80 feet right of way width) and the southern right of way of U.S. Highway 29 (right of way width varies), also known as Lawrenceville Highway; thence proceeding along said right of way line of U.S. Highway 29 westerly a distance of 228.28 feet to a 1/2 inch rebar found; thence proceeding along said right of way line South 89 degrees 31 minutes 39 seconds West a distance of 361.39 feet to a 1/2 inch rebar found, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving U.S. Highway 29 and proceeding South 00 degrees 28 minutes 21 seconds East a distance of 301.12 feet to a 1/2 inch rebar found; thence South 04 degrees 01 minutes 33 seconds East a distance of 287.83 feet to a 1/2 inch rebar set; thence North 87 degrees 18 minutes 51 seconds East a distance of 106.89 feet to a 1/2 inch rebar set; thence South 02 degrees 41 minutes 09 seconds East a distance of 78.50 feet to a 1/2 inch rebar set; thence South 87 degrees 18 minutes 51 seconds West a distance of 105.05 feet to a 1/2 inch rebar set; thence South 04 degrees 01 minutes 33 seconds East a distance of 152.56 feet to a 1/2 inch rebar set; thence South 57 degrees 34 minutes 30 seconds East a distance of 146.18 feet to a 1/2 inch rebar set; thence South 00 degrees 26 minutes 32 seconds East a distance of 20.29 feet to a 1/2 inch rebar set; thence South 00 degrees 38 minutes 35 seconds East a distance of 317.26 feet to a 1/2 inch rebar set; thence South 65 degrees 35 minutes 55 seconds West a distance of 5.50 feet to a 1/2 inch rebar set; thence South 24 degrees 24 minutes 05 seconds East a distance of 12.49 feet to a 1/2 inch rebar set; thence South 00 degrees 38 minutes 35 seconds East a distance of 377.74 feet to a 1/2 inch rebar set; thence North 82 degrees 39 minutes 35 seconds West a distance of 523.38 feet to a 1/2 inch rebar set on the eastern right of way line of Saratoga Drive (60 feet right of way width); thence leaving said right of way North 82 degrees 39 minutes 35 seconds West a distance of 60.21 feet to a 1/2 inch rebar set on the western right of way line of Saratoga Drive (60 feet right of way width); thence leaving Saratoga Drive and proceeding North 82 degrees 39 minutes 35 seconds West a distance of 183.01 feet to a 1/2 inch open top pipe found; thence South 60 degrees 57 minutes 55 seconds West a distance of 198.59 feet to a point; thence North 37 degrees 36 minutes 05 seconds West a distance of 8.31 feet to a point; thence North 37 degrees 36 minutes 05 seconds West a distance of 168.30 feet to a point; thence North 13 degrees 36 minutes 05 seconds West a distance of 196.47 feet to a point; thence North 62 degrees 08 minutes 54 seconds West a distance of 39.54 feet to a point in the centerline of the creek; thence following the centerline of the creek in a general northeastern direction for 1246 feet, more or less, to a 1/2 inch rebar set on the southern right of way of U.S. Highway 29; thence proceeding along said right of way of U.S. Highway 29 the following courses and distances: North 65 degrees 18 minutes 13 seconds East a distance of 215.78 feet to a 1/2 inch rebar set, North 71 degrees 57 minutes 24 seconds East a distance of 163.87 feet to a right of way monument found, along a curve to the right with a radius of 1367.39 feet and an arc length of 418.60 feet (said curve having a chord bearing of North 80 degrees 43 minutes 36 seconds East and a chord distance of 416.97 feet) to a right of way monument found, North 89 degrees 15 minutes 51 seconds East a distance of 56.82 feet to a 1/2 inch rebar set,

North 89 degrees 32 minutes 23 seconds East a distance of 50.56 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

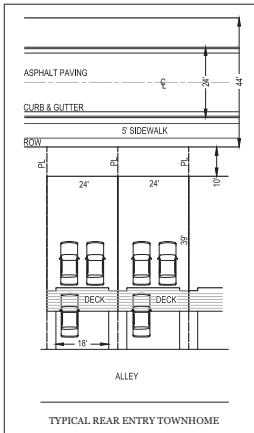
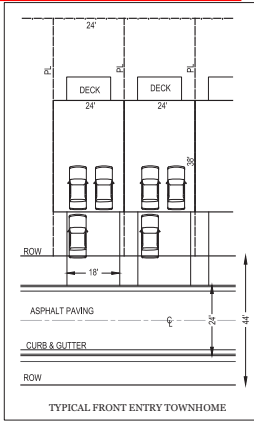
Said tract contains 1,525,500+/- square feet or 35.02+/- acres, more or less.

Exhibit B: Site Plan

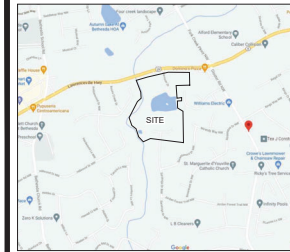
[attached]

RECEIVED

11/1/2021 PC HEARING



Line #	Direction	Length
L22	N87°18'51"E	106.89'
L23	S2°41'09"E	78.50'
L24	S87°18'51"W	105.05'
L25	S89°39'55"W	5.50'
L26	S24°24'08"E	12.49'
L27	N37°36'05"W	8.31'
L28	N82°09'54"W	39.54'



VICINITY MAP
not to scale

SITE DATA:

SITE AREA	36.21 ACRES
RW AREA TO BE ABANDONED	1.0 ACRES
PROPERTY TO REMAIN COMMERCIAL	2.174 ACRES
GROSS SITE AREA	35.024 ACRES
GROSS DENSITY	8.14 U/A
FLOODPLAIN (APPROXIMATE)	4.430 ACRES
NET SITE AREA	32.811 ACRES
NET DENSITY	6.55 U/A
MAX DENSITY	10 U/A
ZONING	
EXISTING ZONING	R-TH C2 & OI
PROPOSED ZONING	C-2 & R-TH
ZONING JURISDICTION	GWINNETT COUNTY

DEVELOPMENT TYPE

TOTAL UNITS	215
-------------	-----

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	35 FEET
FRONT YARD	0 FEET
REAR YARD	0 FEET
SIDE YARD	0 FEET
MINIMUM BUILDING SEPARATION	30 FEET
MINIMUM LOT SIZE	NONE

EXTERNAL SETBACKS

SIDE/REAR	20 FEET
FRONT	10 FEET

MINIMUM REQUIRED PARKING

MINIMUM 1 PER UNIT X 215	215
MINIMUM GUEST 0.25 X 215	54
GUEST PARKING PROVIDED	54

COMMON AREA

REQUIRED COMMON AREA	5.25 ACRES (15%)
PROVIDED COMMON AREA	6.4 ACRES (18%)
	(3.34 ACRES IN FLOODPLAIN)

- NOTES**
1. SPEED LIMIT OF LAWRENCEVILLE HWY 28 IS 45 MPH.
 2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE LOCATED ON THIS SITE.
 3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR GWINNETT COUNTY PANEL NO. 130135C0101F DATED 9/29/2006, THE PROPERTY DOES FALL WITHIN A DESIGNATED FLOOD ZONE "M" (AREAS OF 100 YEAR FLOOD).
 4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 200' OF THIS PROPERTY.
 6. GWINNETT COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 7. WATER SERVICE SHALL BE PROVIDED BY GWINNETT COUNTY. EXISTING WATER SERVICE WILL BE USED.
 8. SANITARY SEWER SERVICE WILL BE PROVIDED BY GWINNETT COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE. ANY SANITARY LINES TO BE RELOCATED MUST BE KEPT IN SERVICE DURING RELOCATION.
 9. A FLOOD STUDY WILL BE REQUIRED.
- VARIANCES**
1. PROVIDE A 10' LANDSCAPE STRIP ADJACENT TO COMMERCIAL OUT-PARCEL IN PLACE OF THE 75' ZONING BUFFER.

ZONING PLAN

ROSEHILL DRIVE TRACT

2804 Lawrenceville Hwy 29
Gwinnett County, Georgia
RZM2021-0036

SURVEY NOTES:

1. BOUNDARY AND OTHER SITE FEATURES WERE TAKEN FROM THE SURVEY BY TRAVIS PRUITT & ASSOCIATES ON JULY 21, 2021, FOR TAYLOR MORRISON OF GEORGIA. TOPOGRAPHIC DATA WAS TAKEN FROM COUNTY GIS DATA.

NOTE: Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered to that effect by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The engineer, his/her employees, his/her consultants and his/her contractors shall hereby distinctly understand that the engineer / surveyor is not responsible for the correctness or sufficiency of this information.

OWNER/DEVELOPER

TAYLOR MORRISON OF GEORGIA, INC.

BOLD SPRINGS ROAD
ALPHARETTA, GA 30022

BRIAN TAYLOR
(770) 741-6288
btaylor@taylor-morrison.com

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com



Copyright 2021
Travis Pruitt & Associates, Inc.

ALL INFORMATION CONTAINED HEREON IS THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



DATE:	10-29-21
SCALE:	1" = 100'
CD:	2101/ESP/13
LBV:	
J-N:	
F-N:	

For The Firm
Travis Pruitt & Associates, Inc.

GEORGIA REGISTERED PROFESSIONAL SURVEYOR
HOWARD J. ANDERSON

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/6/2021



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/6/2021



GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-1 to R-TH by Harborstone Properties, LLC for the proposed use of Townhouses on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from C-1 to R-TH is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received September 17, 2021, and Exhibit C: Building Elevations dated received September 1, 2021, with revisions required by conditions of approval as reviewed and approved by the Planning and Development Director.
2. Uses shall be limited to single-family attached townhouses and accessory uses, not to exceed 45 units.
3. All townhouses shall be designed with front facades constructed primarily of brick or stone, with accents of cedar shake, fiber-cement siding, and/or board and batten.
4. Each townhouse shall include at least a two-car garage.
5. An eight-foot high, wooden privacy fence shall be installed in the rear yard along the property line adjacent to Patriots Point townhouse subdivision, which shall be maintained by the Homeowners' Association for the proposed development. The developer shall coordinate with the Patriots Point Homeowners' Association relative to the planting of evergreen screen trees on the Patriots Point property, which shall be a minimum of six feet at the time of planting.
6. A mandatory Homeowners' Association, or property management company if the property is developed as rental, shall be established, and shall be responsible for maintenance of all common area/facilities, landscaping, lawn and ornamental planting maintenance on individual lots, attached decks, townhouse roofs, and painting of townhouse exteriors.

7. Natural vegetation shall remain on the property until issuance of a development permit.
8. All grassed areas shall be sodded.
9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping in compliance with the Gwinnett County Stormwater Management Manual.
10. The rear façade of dwelling units along Lawrenceville Highway and Arnold Road shall be primarily brick or stacked stone.
11. There shall be a 15% rental restriction to be managed by the mandatory Homeowners' Association.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diane Kemp
County Clerk/Deputy County Clerk



EXHIBIT A

All that tract or parcel of land lying and being in Land Lots 47 & 50 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at an Iron Pin Set at the Southerly Mitered Right-of-Way of the Easterly Right-of-Way of Arnold Road (80' RW) and the Southerly U.S. Highway 29 / SR. 8 (RW varies), said Point being the POINT OF BEGINNING.

THENCE from said point as thus established and continuing along aforesaid Miter, North 20 degrees 41 minutes 14 seconds East for a distance of 30.95 feet to an Iron Pin Set on the aforesaid Right-of-Way of Highway 29; THENCE continuing along said Right-of-Way the following two (2) courses and distances, along a curve to the left having a radius of 2,356.83 feet and arc length of 128.25 feet being subtended by a chord of North 58 degrees 05 minutes 22 seconds East for a distance of 128.23 feet to a Point; THENCE North 56 degrees 39 minutes 54 seconds East for a distance of 757.70 feet to a ½" Rebar Found; THENCE leaving aforesaid Right-of-Way South 09 degrees 46 minutes 20 seconds East for a distance of 272.14 feet to a ½" Rebar Found; THENCE South 58 degrees 39 minutes 09 seconds West for a distance of 912.76 feet to a ½" Rebar Found on the aforesaid Right-of-Way of Arnold Road; THENCE continuing along said Right-of-Way the following two (2) courses and distances, along a curve to the left having a radius of 549.30 feet and arc length of 229.95 feet being subtended by a chord of North 06 degrees 38 minutes 15 seconds West for a distance of 228.27 feet to a Point; THENCE North 18 degrees 37 minutes 48 seconds West for a distance of 31.76 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 5.145 Acres.

Exhibit B: Site Plan

[attached]

LAND DESCRIPTION

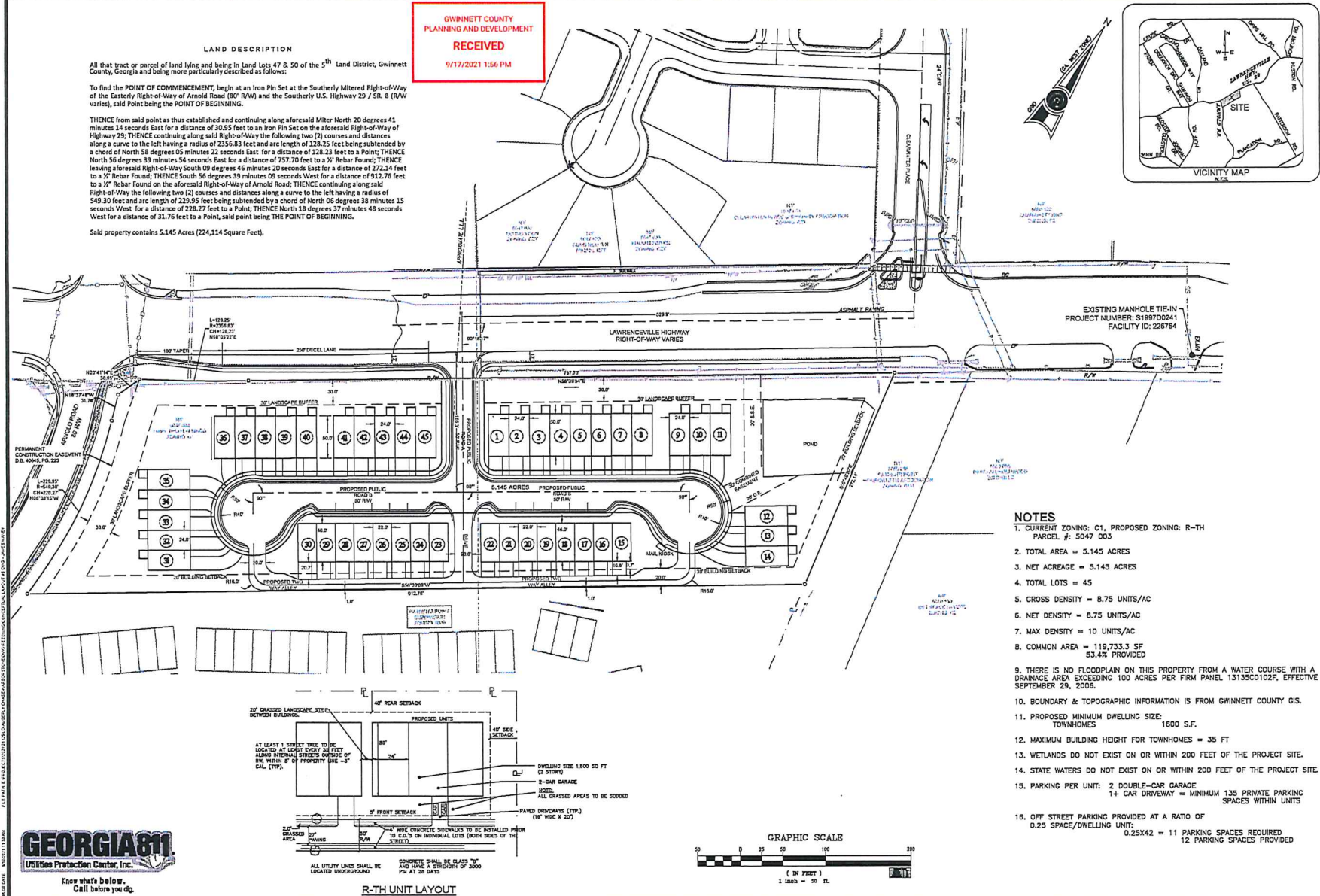
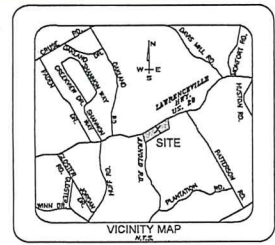
All that tract or parcel of land lying and being in Land Lots 47 & 50 of the 5th Land District, Gwinnett County, Georgia and being more particularly described as follows:

To find the POINT OF COMMENCEMENT, begin at an Iron Pin Set at the Southerly Mitered Right-of-Way of the Easterly Right-of-Way of Arnold Road (80' R/W) and the Southerly U.S. Highway 29 / SR. 8 (R/W varies), said Point being the POINT OF BEGINNING.

THENCE from said point as thus established and continuing along aforesaid Miter North 20 degrees 41 minutes 14 seconds East for a distance of 30.95 feet to an Iron Pin Set on the aforesaid Right-of-Way of Highway 29; THENCE continuing along said Right-of-Way the following two (2) curves and distances along a curve to the left having a radius of 2356.83 feet and arc length of 128.25 feet being subtended by a chord of North 58 degrees 05 minutes 22 seconds East for a distance of 128.23 feet to a Point; THENCE North 56 degrees 39 minutes 54 seconds East for a distance of 757.70 feet to a 3/4" Rebar Found; THENCE leaving aforesaid Right-of-Way South 09 degrees 46 minutes 20 seconds East for a distance of 271.45 feet to a 3/4" Rebar Found; THENCE South 56 degrees 39 minutes 09 seconds West for a distance of 912.76 feet to a 3/4" Rebar Found on the aforesaid Right-of-Way of Arnold Road; THENCE continuing along said Right-of-Way the following two (2) curves and distances along a curve to the left having a radius of 549.30 feet and arc length of 223.95 feet being subtended by a chord of North 06 degrees 38 minutes 15 seconds West for a distance of 228.27 feet to a Point; THENCE North 18 degrees 06 degrees 37 minutes 48 seconds West for a distance of 31.76 feet to a Point, said point being the POINT OF BEGINNING.

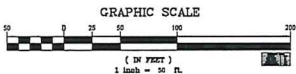
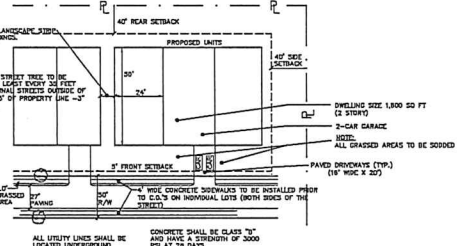
Said property contains 5.145 Acres (224,114 Square Feet).

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/17/2021 1:56 PM



NOTES

- CURRENT ZONING: C1, PROPOSED ZONING: R-TH
PARCEL #: 5047 003
- TOTAL AREA = 5.145 ACRES
- NET ACREAGE = 5.145 ACRES
- TOTAL LOTS = 45
- CROSS DENSITY = 8.75 UNITS/AC
- NET DENSITY = 8.75 UNITS/AC
- MAX DENSITY = 10 UNITS/AC
- COMMON AREA = 119,733.3 SF
53.4% PROVIDED
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13135C0102F, EFFECTIVE SEPTEMBER 29, 2006.
- BOUNDARY & TOPOGRAPHIC INFORMATION IS FROM GWINNETT COUNTY GIS.
- PROPOSED MINIMUM DWELLING SIZE: TOWNHOMES 1600 S.F.
- MAXIMUM BUILDING HEIGHT FOR TOWNHOMES = 35 FT
- WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- STATE WATERS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- PARKING PER UNIT: 2 DOUBLE-CAR GARAGE
1+ CAR DRIVEWAY = MINIMUM 135 PRIVATE PARKING SPACES WITHIN UNITS
- OFF STREET PARKING PROVIDED AT A RATIO OF 0.25 SPACE/DWELLING UNIT:
0.25X42 = 11 PARKING SPACES REQUIRED
12 PARKING SPACES PROVIDED



© 2021 PRECISION PLANNING INC.
PRELIMINARY. NOT FOR PUBLIC USE. GENERAL PURPOSE. NOT FOR CONSTRUCTION.

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
4078A Peachtree Lakeshore, Gs 30044
770.338.8000 • www.ppiusa.com

AMBERLY CHASE
TOWNHOMES
Lead Lot 47, District 5, Parcel 5047 003
2102 Lawrenceville Highway
Lawrenceville, GA 30044

REZONING PLAN	SHEET TITLE	ISSUED	REVISED
		SS	SS
		SS	SS

DATE	DESCRIPTION
08/17/2021	DATE
R21-125	PROJECT NO.

RELEASE
1.0

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/21 5:39PM



RZM2021-00013

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/1/21 5:39PM



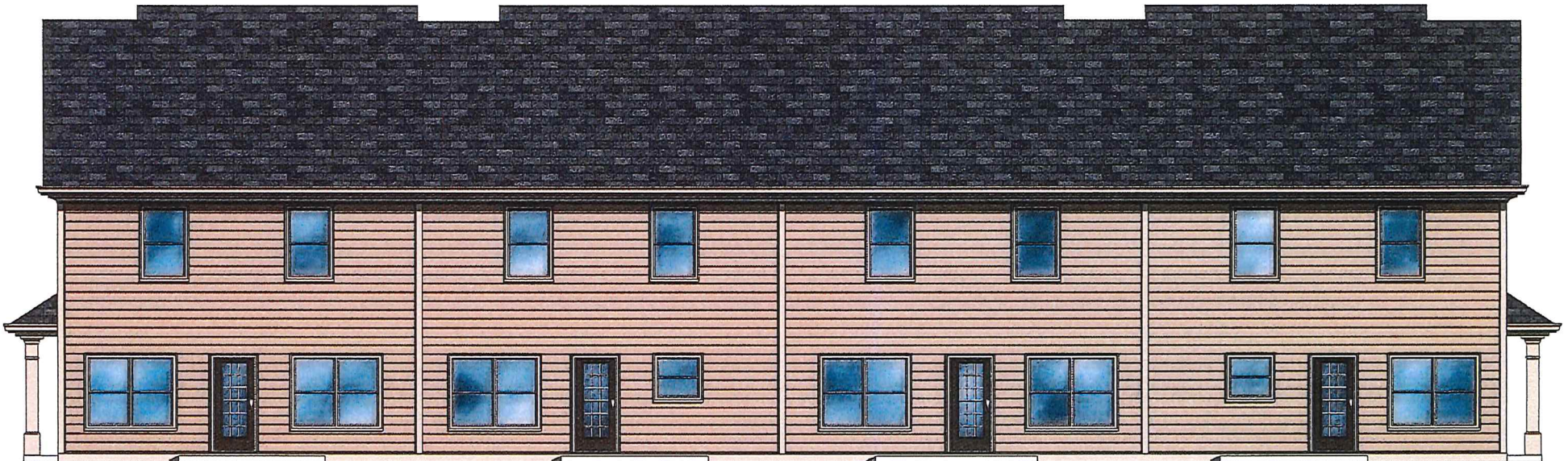

JUSTICE
virtual design 2016

RZM2021-00043

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/1/21 5:39PM




JUSTICE
virtual design 2016

RZM2021-00043

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Out of Room

On motion of Commissioner Ku, 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 RM to RM-24 by Mustaq Moosa for the proposed use of Apartments on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from RM to RM-24 is hereby **APPROVED** with the following conditions:

1. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received September 15, 2021, and Exhibit C: Building Elevations dated received September 2, 2021, by the Department of Planning and Development, with revisions required by conditions, subject to the review and approval of the Director of Planning and Development.
2. Use on the site shall be limited to multi-family residential apartments and accessory uses and structures, not to exceed 35 units.
3. The minimum heated floor area per dwelling unit shall be 1,000 square feet. Efficiency units shall be prohibited.
4. Natural vegetation shall remain on the property prior to the issuance of a development permit.
5. All grassed areas shall be sodded.
6. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers, and sign-twirlers shall be prohibited.
7. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping that is in compliance with the Gwinnett County Stormwater Management Manual.
8. All conditions from BRD2019-0002 shall be met by the applicant.

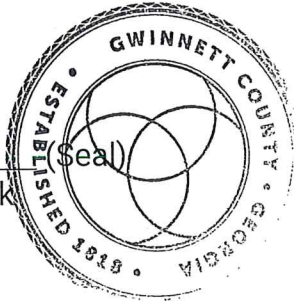
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana Kemp
County Clerk/Deputy County Clerk



AS-SURVEYED LEGAL DESCRIPTION:

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:

Beginning at a #4 rebar found along the Westerly right-of-way of Jimmy Carter Boulevard (R/W Varies), said point having a Georgia State Plane Coordinate value of (N: 1409116.73', E: 2290157.53', NAD 83, Georgia West Zone) and being the Point Of Beginning.

Thence from the Point of Beginning as thus established and departing the said Westerly right-of-way of Jimmy Carter Boulevard South 85 Degrees 32 Minutes 06 Seconds West a distance of 427.79 feet to a #4 rebar found; Thence North 04 Degrees 33 Minutes 03 Seconds West a distance of 149.09 feet to a #4 rebar found; Thence North 85 Degrees 45 Minutes 16 Seconds East a distance of 437.27 feet to a #4 rebar found along the Westerly right-of-way of Jimmy Carter Boulevard (R/W Varies); Thence along the said Westerly right-of-way of Jimmy Carter Boulevard along a curve to right having an arc length of 147.74 feet and a radius of 1,881.43 feet and being sub-tended by a chord bearing South 00 Degrees 52 Minutes 33 Seconds East a chord distance of 147.70 feet to the Point Of Beginning.

Said tract or parcel contains 1.475 acres (being 64,270 square feet).

Exhibit B: Site Plan

[attached]

Exhibit C: Building Elevations

[attached]



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
9/2/21 3:07PM



FRONT ELEVATION

4258 JIMMY CARTER BOULEVARD
NORCROS GA

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3/9/21 3:07PM



RZM2021-00045



RZM2021-00045

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/21 3:07PM



REAR ELEVATION

RZM2021-00045

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

9/2/21 3:07PM



RZM2021-00045

CASE NUMBER RZR2021-00041
GCID 2021-1273

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: NOVEMBER 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following conditions:

1. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 76 lots.
2. The proposed development shall be constructed in general conformance with Exhibit B: Site Plan dated received August 13, 2021, with revisions required by conditions of approval, including 65-foot lot width as reviewed and approved by the, Director of Planning and Development.
3. The minimum heated floor area per dwelling unit shall be 2,000 square feet for single-story homes and 2,400 square feet for two-story homes.
4. The proposed development shall be constructed in general conformance with Exhibit C: Building Elevations dated received August 5, 2021, with revisions required by conditions of approval, as reviewed and approved by the, Director of Planning and Development.
5. No lots will have a buildable area in the Georgia Power Company easement.
6. A mandatory homeowners' association shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping. The frontage shall be landscaped by the developer, maintained by the homeowners' association or property management company. Declaration of the homeowners' association shall include a provision restricting the number of homes which may be rented at any given time to no more than 10-percent.

7. A mandatory homeowners' association, or property management company if developed as rental, shall be established and shall be responsible for maintenance of all common areas/facilities and street frontage landscaping.
8. Homes shall be constructed of 50 percent brick or stone on front facades, with accents of fiber-cement siding, shake, or board and batten. The balance of the home may be the same or of fiber-cement siding with a minimum 2-foot brick or stone water table.
9. All dwellings shall contain at least a double-car garage.
10. Natural vegetation shall remain on the property until the issuance of a development permit.
11. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study. All design, construction, and improvements shall be subject to Gwinnett County Department of Transportation.
12. The applicant shall provide a traffic impact study reviewing the possibility of a roundabout at the proposed southernmost entrance prior to the issuance of a development permit.
13. The applicant shall provide amenities as approved by the, Director of Planning and Development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diane King
County Clerk/Deputy County Clerk



GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

08/05/2021 4:56 PM

LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 247 OF THE 4TH LAND DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF COMMENCEMENT, BEGIN AT A POINT AT THE LAND LOT CORNER COMMON TO LAND LOTS 245, 246, 247 & 248; THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 246 & 247, NORTH 31 DEGREES 20 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 262.83 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID LAND LOT LINE, SOUTH 48 DEGREES 52 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1339.19 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 247 & 248; THENCE LEAVING SAID LAND LOT LINE, NORTH 67 DEGREES 37 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1784.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF KNIGHT CIRCLE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES AND DISTANCES, NORTH 20 DEGREES 51 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 37.36 FEET TO A POINT; THENCE NORTH 28 DEGREES 35 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 74.90 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET AND ARC LENGTH OF 125.59 FEET BEING SUBTENDED BY A CHORD OF NORTH 11 DEGREES 22 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 115.64 FEET TO A POINT; THENCE NORTH 51 DEGREES 21 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 154.75 FEET TO A POINT; THENCE SOUTH 67 DEGREES 37 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 13.53 FEET TO A POINT; THENCE NORTH 49 DEGREES 33 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 252.07 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 87 DEGREES 37 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 610.00 FEET TO A POINT; THENCE SOUTH 36 DEGREES 29 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 400.00 FEET TO A POINT; THENCE NORTH 71 DEGREES 34 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 366.62 FEET TO A POINT; THENCE SOUTH 56 DEGREES 24 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 29.62 FEET TO A POINT; THENCE SOUTH 76 DEGREES 04 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 912.45 FEET TO A POINT; THENCE NORTH 47 DEGREES 29 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 327.53 FEET TO A POINT; THENCE SOUTH 31 DEGREES 20 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 25.86 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

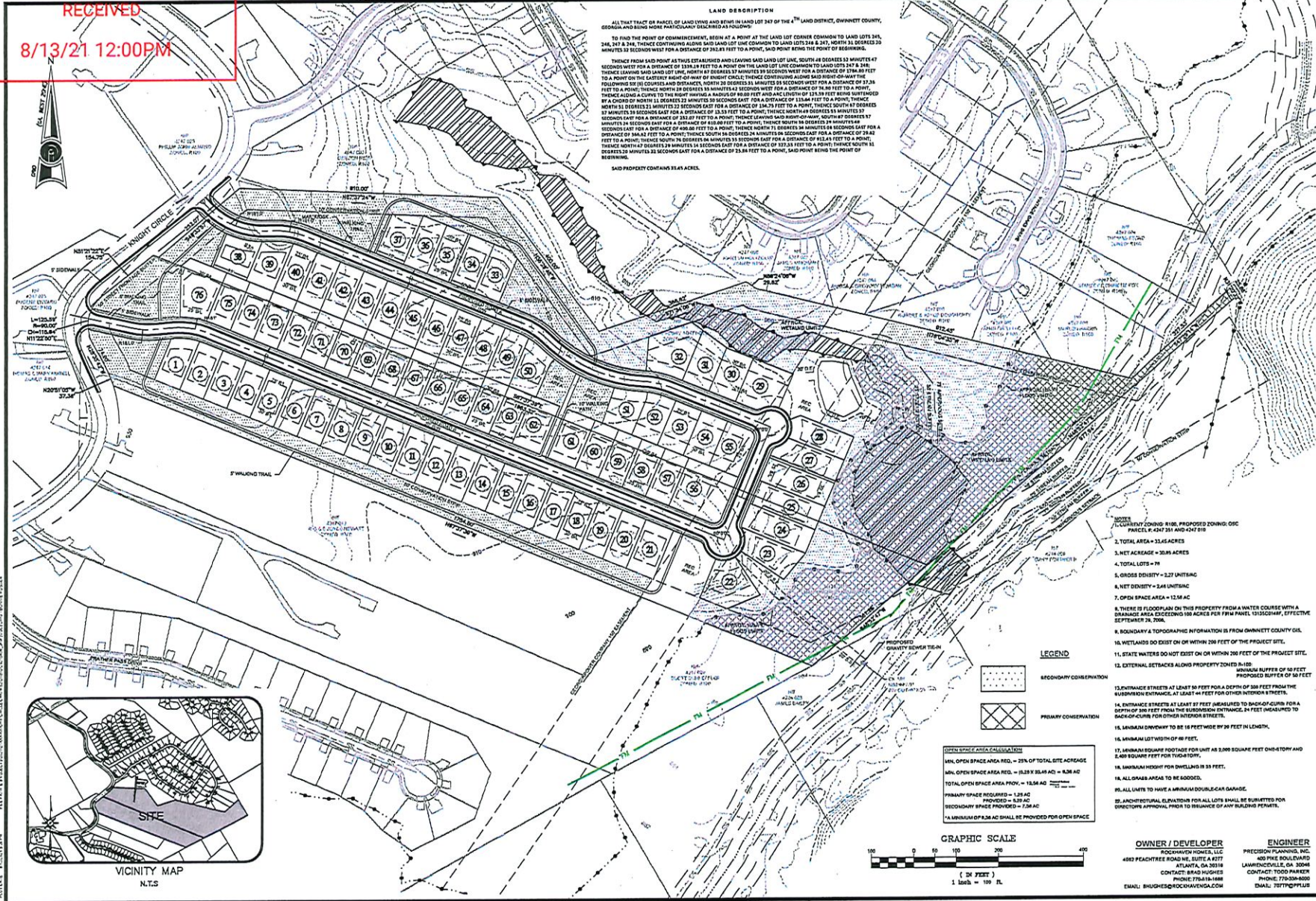
SAID PROPERTY CONTAINS 33.45 ACRES.

Exhibit B: Site Plan

[attached]

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED
 8/13/21 12:00PM



LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND UNDIVIDED AND BEING IN LAND LOT 247 OF THE 4TH DISTRICT, WINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF COMMENCEMENT, BEGIN AT A POINT AT THE LAND LOT CORNER COMMON TO LAND LOTS 245, 246, 247 & 248, THENCE CONTINUING ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 246 & 247, NORTH 31 DEGREES 20 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 163.81 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT AS THUS ESTABLISHED AND LEAVING SAID LAND LOT LINE, SOUTH 48 DEGREES 52 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 138.24 FEET TO A POINT ON THE LAND LOT LINE COMMON TO LAND LOTS 247 & 248; THENCE LEAVING SAID LOT LINE, NORTH 87 DEGREES 38 SECONDS WEST FOR A DISTANCE OF 126.86 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID LOT LINE; THENCE CONTINUING ALONG SAID BOUNDARY OF SAID LOT LINE FOLLOWING THE CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, NORTH 20 DEGREES 33 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 37.35 FEET TO A POINT; THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 101.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, NORTH 35 DEGREES 52 SECONDS WEST FOR A DISTANCE OF 37.35 FEET TO A POINT; THENCE NORTH 11 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 143.58 FEET BEING SURMOUNTED BY A CHORD OF 109.11 FEET; THENCE SOUTH 87 DEGREES 38 SECONDS WEST FOR A DISTANCE OF 126.86 FEET TO A POINT; THENCE SOUTH 48 DEGREES 52 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 138.24 FEET TO A POINT; THENCE SOUTH 47 DEGREES 37 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 101.80 FEET TO A POINT; THENCE LEAVING SAID BOUNDARY, SOUTH 87 DEGREES 38 SECONDS EAST FOR A DISTANCE OF 126.86 FEET TO A POINT; THENCE NORTH 87 DEGREES 38 SECONDS WEST FOR A DISTANCE OF 126.86 FEET TO A POINT; THENCE NORTH 11 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 143.58 FEET TO A POINT; THENCE SOUTH 47 DEGREES 37 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 101.80 FEET TO A POINT; THENCE SOUTH 87 DEGREES 38 SECONDS WEST FOR A DISTANCE OF 126.86 FEET TO A POINT; THENCE NORTH 87 DEGREES 38 SECONDS WEST FOR A DISTANCE OF 126.86 FEET TO A POINT; THENCE SOUTH 48 DEGREES 52 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 138.24 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 35.45 ACRES.

- NOTES**
1. EXISTING ZONING: R100, PROPOSED ZONING: OIC
 2. PARCEL # 4247 251 AND 4247 218
 3. NET ACREAGE = 35.45 ACRES
 4. TOTAL LOTS = 76
 5. GROSS DENSITY = 2.27 UNITS/AC
 6. NET DENSITY = 2.68 UNITS/AC
 7. OPEN SPACE AREA = 12.36 AC
 8. THERE IS FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FPM FIRM 13150204W, EFFECTIVE SETBACKS IS 200.
 9. BOUNDARY & TOPOGRAPHIC INFORMATION IS FROM WINNETT COUNTY GIS.
 10. WETLANDS DO EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
 11. STATE WATERS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
 12. EXTERNAL SETBACKS ALONG PROPERTY ZONED R-100: MINIMUM BUFFER OF 50 FEET
 13. DRIVEWAY STREETS AT LEAST 50 FEET FROM A DEPTH OF 200 FEET FROM THE SUBORDINATE ENTRANCE, AT LEAST 44 FEET FOR OTHER INTERIOR STREETS.
 14. ENTRANCE STREETS AT LEAST 57 FEET (MEASURED TO BACKSTOP CURB) FOR A DEPTH OF 200 FEET FROM THE SUBORDINATE ENTRANCE, 24 FEET (MEASURED TO BACKSTOP CURB) FOR OTHER INTERIOR STREETS.
 15. MINIMUM DRIVEWAY TO BE 16 FEET WIDE BY 20 FEET IN LENGTH.
 16. MINIMUM LOT WIDTH OF 80 FEET.
 17. MINIMUM SQUARE FOOTAGE FOR UNIT AS 2,000 SQUARE FEET ONE- & TWO- AND 2,400 SQUARE FEET FOR TOWNHOMES.
 18. MINIMUM HEIGHT FOR DWELLING IS 35 FEET.
 19. ALL OPEN AREAS TO BE SOOLED.
 20. ALL UNITS TO HAVE A MINIMUM DOUBLE-CAR GARAGE.
 21. ARCHITECTURAL ELEVATIONS FOR ALL LOTS SHALL BE SUBMITTED FOR DIRECTOR'S APPROVAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.



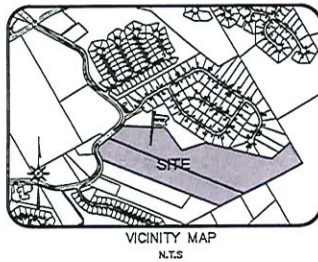
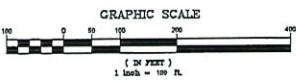
OPEN SPACE AREA CALCULATION

MIN. OPEN SPACE AREA REQ. = 25% OF TOTAL SITE ACREAGE
 MIN. OPEN SPACE AREA REQ. = 8.86 ACRES (35.45 AC x 0.25)

MIN. OPEN SPACE AREA PROV. = 12.36 AC

PRIMARY SPACE PROVIDED = 1.28 AC
 PROVIDED = 5.88 AC
 SECONDARY SPACE PROVIDED = 7.36 AC

*A MINIMUM OF 0.38 AC SHALL BE PROVIDED FOR OPEN SPACE



PRECISION Planning Inc.
 planners • engineers • architects • surveyors

10778 BARNWELL LANE, SUITE 300
 LAWRENCEVILLE, GA 30046
 PHONE: 770-962-8000
 FAX: 770-962-8001
 WWW.PRECISIONPLANNING.COM

KNIGHT CIRCLE
 Land Lot 247, District 4, Parcel 4247 251 & 4247 218
 1650 Knight Circle
 Loganville, GA 30052

REZONING EXHIBIT

DATE	NO. DESCRIPTION	DESIGN	CD	CD	TP

SHEET TITLE: 05/26/21
 DATE: 05/26/21
 PROJECT NO.: R21-074

1.0

Exhibit C: Building Elevations

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
08/05/2021 4:56 PM



RZR2021-00041

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
08/05/2021 4:56 PM



RZR2021-00041

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
08/05/2021 4:56 PM



RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM

Proposed Building Materials:

- * Brick, stone, and/or fiber cement siding, shake, board and batten

Maximum Building Height:

- * 35 feet



RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM

Proposed Building Materials:

- * Brick, stone, and/or fiber cement siding, shake, board and batten

Maximum Building Height:

- * 35 feet



RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM

Proposed Building Materials:
* Brick, stone, and/or
fiber cement siding, shake,
board and batten

Maximum Building Height:
* 35 feet



RZR2021-00041

WINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM

Proposed Building Materials:
* Brick, stone, and/or
fiber cement siding, shake,
board and batten

Maximum Building Height:
* 35 feet



RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM

Proposed Building Materials:

- * Brick, stone, and/or fiber cement siding, shake, board and batten

Maximum Building Height:

- * 35 feet



RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM



HORIZONTAL
CEMENT FIBER
BOARD (TYP.)

SHAKE
CEMENT FIBER (TYP.)

BRICK (TYP.)

RZR2021-00041

GWINNETT COUNTY

PLANNING AND DEVELOPMENT

RECEIVED

8/13/21 12:00PM



HORIZONTAL
CEMENT FIBER
BOARD (TYP)

BRICK (TYP)

RZR2021-00041

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Watkins, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to RA-200 by Samantha McHan for the proposed use of Agricultural Uses 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 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from R-100 to RA-200 is hereby **APPROVED** with the following conditions:

1. The keeping of livestock shall be limited to those areas indicated on Exhibit B: Site Plan dated received September 20, 2021.
2. The number of roosters shall be limited to 5. All roosters shall be kept inside a fully enclosed coop between the hours of 9:00 PM to 7:00 AM.
3. All areas utilized for keeping of livestock shall be secured with fencing that is durable and maintained at all times.
4. The area indicated as "Fenced Section Empty" on Exhibit B shall be removed or screened from the view of the right of way with landscaping subject to the review and approval of the Director of Planning and Development.

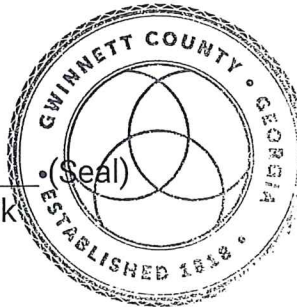
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: [Signature]
County Clerk/Deputy County Clerk



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8/18/2021 3:30PM

DEED B: 57133 P: 00319 12/26/2019 03:54 PM
19D116839 Page 11 of 13

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 197 of the 5th District of Gwinnett County, Georgia, containing an aggregate of 7.28 acres, and being more particularly shown and delineated as Tract "A" containing 7.28 acres as shown by a Plat of Survey prepared for Michael Thomas Still by Chattahoochee Consulting Group, Inc., dated May 4, 2018, said plat being of record in the Office of the Clerk of Superior Court of Gwinnett County, Georgia, in Plat Book 141, Page 300, which said plat and the recording thereof are by reference hereto incorporated herein for a more complete and detailed description.

NTM

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to R-100 by Mary Kathryn Kingry and William and Janet George for the proposed use of a Single-Family Detached Subdivision on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from C-2 to R-100 is hereby **APPROVED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Dianna Henderson
County Clerk/Deputy County Clerk

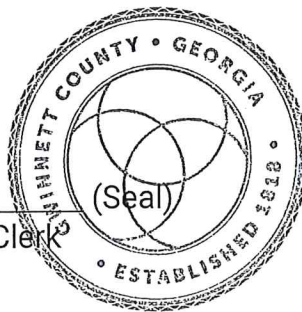


EXHIBIT "A"

BOOK 3472 PAGE 235

All that tract or parcel of land lying and being in Land Lot 182 of the 7th Land District of Gwinnett County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OR PLACE OF BEGINNING begin at the point of intersection of the centerline of SOUTH PUCKETT ROAD (a dirt road) and the southwesterly right-of-way line of Ridge Road as presently located; run thence southwesterly along the centerline of South Puckett Road 955 feet to a point; said point being the TRUE POINT OR PLACE OF BEGINNING; from said point of beginning run thence South 78°52' East 297.34 feet to a point run thence South 01°08' West 104.5 feet to a point; run thence South 69°40'24" West 269.74 feet to a point; run thence North 81° 06'39" West 63.41 feet to a point; run thence North 13°05'57" West 204.17 feet to a point on the centerline of South Puckett Road; run thence North 61°52' East along the centerline of South Puckett Road 51.67 feet to a point; run thence North 49°42' East along the centerline of South Puckett Road 34.9 feet to the point of beginning, said tract or parcel of land containing 1.50 acres as per dated March 13, 1986 for William E. George and Janet C. George by W. T. Dunahoo, Georgia Registered Land Surveyor.

THIS DOCUMENT IS A COPY OF THE ORIGINAL RECORD AS FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, GWINNETT COUNTY, GEORGIA. DATE FILED: 09/10/2021

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: November 16, 2021

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Fosque, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-75 to R-60 by Wan House, LLC for the proposed use of a Single-Family Residential Subdivision on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on November 16, 2021, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 16th day of November 2021, that the aforesaid application to amend the Official Zoning Map from R-75 to R-60 is hereby **APPROVED** with the following conditions:

1. The property shall be limited to single-family detached dwellings and accessory uses and structures, not to exceed 22 lots.
2. The minimum heated floor area per dwelling unit shall be 1,800 square feet.
3. All homes shall be constructed with front facades of primarily brick with architectural accents of lap siding, and board and batten. Homes along Davis Road shall have four-sided architecture of primarily brick with architectural accents of lap siding, and board and batten.
4. All dwellings shall have at least a double-car garage.
5. The Davis Road frontage and subdivision entrance shall be landscaped by the developer and maintained by the homeowner's association or property management company. The 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.
6. Natural vegetation shall remain on the property until the issuance of a building or development permit.
7. Building lots shall not be located within any required stream buffers or accompanying impervious surface setback areas.
8. The applicant shall provide a continuous sidewalk on both sides of the street throughout the subdivision development and outside of all stream buffer setbacks.

9. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by decorative fencing and/or landscaping in compliance with the Gwinnett County Stormwater Management Manual.
10. A left turn lane shall be provided from Davis Road to the entrance of the proposed development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Nicole L. Hendrickson
Nicole L. Hendrickson, Chairwoman

Date Signed: 12/14/2021

ATTEST:

By: Diana King
County Clerk/Deputy County Clerk



202588

Survey Legal Description

All that tract or parcel of land lying and being in Land Lot 117 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at a 1 1/4" Open Top Pipe Found at the common corner of Land Lots 117, 118, 139, and 140 at Grid North Georgia West Zone Coordinates: Northing:1427145.576 Easting:2352073.448, thence along the dividing line of Land Lots 117 and 118 South 59 Degrees 54 Minutes 03 Seconds West a distance of 615.87 feet to a 1" Open Top Pipe Found, thence continuing along said dividing line South 59 Degrees 54 Minutes 03 Seconds West a distance of 15.26 feet to a 1/2" Rebar Set on the Northeastern variable right of way of Davis Road, thence leaving said dividing line and along said right of way North 25 Degrees 32 Minutes 26 Seconds West a distance of 37.81 feet to a Point, thence continuing along said right of way with a curve turning to the right with an arc length of 222.22 feet, with a radius of 805.00 feet, with a chord bearing of North 17 Degrees 37 Minutes 56 Seconds West, with a chord length of 221.52 feet to a Point, thence continuing along said right of way North 09 Degrees 43 Minutes 26 Seconds West a distance of 233.92 feet to a Point, thence continuing along said right of way North 09 Degrees 58 Minutes 55 Seconds West a distance of 137.11 feet to a 1/2" Rebar Set, thence leaving said right of way North 60 Degrees 06 Minutes 28 Seconds East a distance of 23.30 feet to a 1" Open Top Pipe Found, thence North 60 Degrees 06 Minutes 28 Seconds East a distance of 429.38 feet to a 1/2" Rebar Set on the dividing line of Land Lots 117 and 140, thence along said dividing line South 30 Degrees 00 Minutes 22 Seconds East a distance of 600.38 feet to the POINT OF BEGINNING.

Having an area of 334,987 Sq. Ft., 7.690 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 202588.