

CASE NUMBER RZM2020-00041
GCID 2020-1214

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15th day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-TH is hereby **APPROVED** with the following enumerated conditions:

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

- A. Single-family attached townhouses and accessory uses, not to exceed 90 units.
- B. The minimum heated floor area per dwelling unit shall be 1,400 square feet.
- C. Homes shall be constructed with front façades of primarily of brick and/or stacked stone. The balance of the home may be the same or of cedar or fiber-cement siding or shake with a minimum three-foot high brick or stacked stone water table.
- D. No more than 50 percent of units shall have single car garages.

2. To satisfy the following site development considerations:

- A. Provide a 30-foot wide landscape setback along Winder Highway. The Winder Highway frontage and project entrance shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
- B. Open space shall be provided as shown on the submitted site plan. Final design shall be subject to the review and approval by the Director of Planning and Development.
- C. Provide a 20-foot wide grassed or landscape strip between all buildings and interior driveways/streets. On front entry townhomes, a landscape island may be used in areas where driveways impede the location of the landscape strip. Final

layout shall be subject to the review and approval by the Director of Planning and Development.

- D. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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. All grassed areas shall be sodded.
- G. All utilities shall be placed underground.
- H. Detention pond(s) shall be fenced with a black vinyl-coated chain link fence a minimum of four feet in height and shall be fully screened from view of adjacent residences with a double staggered row of evergreens.
- I. Provide a 15-foot regraded and replanted buffer adjacent to the Williams (Parcel R5239 001) and Higdon (Parcel R5239 016) property lines up to the northern side of Colonial Gas Pipeline Easement. The regraded and replanted buffer shall be planted with a double staggered row of eight-foot-tall evergreen trees spaced on 12-foot centers in a single row and spaced with six feet to eight feet between rows. The evergreen trees shall contain an equal distribution of Thuga Green Giants, Cryptomeria, tree form Hollies and Southern Magnolias. The only exception to this proposed buffering condition shall occur in the "triangle area" that protrudes into the Williams property where an existing Poplar tree exists on the Williams property. In this specific area, the proposed buffering shall occur inside of the common property line consistent with the buffering exhibit shown at the November 30, 2020, Planning Commission public hearing.
- J. Provided a ten-foot regraded and replanted buffer beginning on the south side of the Colonial Gas Pipeline Easement up to the beginning of the common detention facility to be planted with a single row of evergreen trees that match the same trees specified for the 15-foot buffer. These evergreen trees shall be eight-feet-tall at the time planting and spaced on 12-foot centers.
- K. Provide a six-foot-tall black vinyl coated chain link fence on the inside portion of the proposed 15-foot regraded and replanted buffer with the same color vinyl slats woven into the chain link mesh up to the northern edge of the Colonial Gas Pipeline Easement.
- L. Provide a six-foot-tall black vinyl coated chain link fence along the inside of the common property line from the south side of the Colonial Gas Pipeline Easement up to the start of the common detention facility.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 238 & 239, 5th District, Gwinnett County, Georgia and being more particularly described as follows. Commence at the intersection of the southerly right of way of U.S. Highway 29 and the centerline of Cedars Road. Proceed thence, along the southerly right of way of said U.S. Highway 29 in a northeasterly direction for a distance of 2600 feet to a point, said point being the Point of Beginning. Proceed thence, along the southerly right of way of said U.S. Highway 29, North 71 degrees 23 minutes 21 seconds East a distance of 216.52 feet; thence, North 71 degrees 25 minutes 49 seconds East a distance of 424.78 feet; thence, leaving the southerly right of way of said U.S. Highway 29, South 65 degrees 32 minutes 55 seconds East a distance of 111.51 feet; thence, South 23 degrees 29 minutes 45 seconds West a distance of 123.24 feet; thence, South 87 degrees 39 minutes 09 seconds East a distance of 337.62 feet; thence, South 25 degrees 56 minutes 51 seconds East a distance of 955.78 feet to a point in the center of the Alcovy River; thence, along the centerline of said Alcovy River, South 72 degrees 28 minutes 08 seconds West a distance of 57.81 feet; thence, South 60 degrees 22 minutes 11 seconds West a distance of 79.03 feet; thence, South 65 degrees 50 minutes 36 seconds West a distance of 62.29 feet; thence, South 74 degrees 53 minutes 46 seconds West a distance of 76.00 feet; thence, North 85 degrees 11 minutes 40 seconds West a distance of 68.89 feet; thence, North 80 degrees 17 minutes 22 seconds West a distance of 48.43 feet; thence, North 51 degrees 10 minutes 58 seconds West a distance of 41.64 feet; thence, North 59 degrees 37 minutes 25 seconds West a distance of 44.12 feet; thence, North 34 degrees 11 minutes 38 seconds West a distance of 25.89 feet; thence, North 15 degrees 50 minutes 07 seconds West a distance of 76.58 feet; thence, North 27 degrees 42 minutes 20 seconds West a distance of 59.31 feet; thence, North 19 degrees 57 minutes 37 seconds West a distance of 41.13 feet; thence, North 44 degrees 46 minutes 08 seconds West a distance of 33.74 feet; thence, North 49 degrees 35 minutes 15 seconds West a distance of 56.19 feet; thence, North 57 degrees 55 minutes 12 seconds West a distance of 49.18 feet; thence, North 74 degrees 57 minutes 17 seconds West a distance of 53.31 feet; thence, North 59 degrees 24 minutes 16 seconds West a distance of 62.97 feet; thence, North 57 degrees 51 minutes 19 seconds West a distance of 43.10 feet; thence, North 36 degrees 48 minutes 00 seconds West a distance of 77.55 feet; thence, North 68 degrees 01 minutes 49 seconds West a distance of 70.77 feet; thence, North 86 degrees 17 minutes 54 seconds West a distance of 43.67 feet; thence, South 83 degrees 58 minutes 18 seconds West a distance of 41.51 feet; thence, South 32 degrees 26 minutes 23 seconds West a distance of 31.62 feet; thence, leaving the centerline of said Alcovy River, North 42 degrees 57 minutes 17 seconds West a distance of 636.14 feet to a point on the southerly right of way of said U. S. Highway 29, said point being the Point of Beginning. Said tract or parcel of land contains 16.603 acres & is further described on an ALTA/NSPS Land Title Survey for Bellator Phront Group, Inc. prepared by Carlan Land Surveyors and dated August 30, 2019.

RECEIVED BY

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