

REZONING(S):

RZ-2023-004

RZ-2023-005

RZ-2023-006

RZ-2023-007

RZ-2023-008

**CITY OF SUWANEE
ANNEXATION & ZONING ANALYSIS**

CITY OF SUWANEE INITIATED REZONING

CASE NUMBERS: **RZ-2023-004**
LOCATION: LAND BETWEEN HORIZON DRIVE AND OLD PEACHTREE ROAD
TAX ID NUMBERS: 7-170-098, 7-151-003, 7-151-002, 7-151-004, 7-151-038, 7-151-039, 7-150-019, AND 7-150-189
ACREAGE: 62.15 ACRES
REQUEST: M-1 (GWINNETT COUNTY LIGHT INDUSTRY DISTRICT) AND R-100 (GWINNETT COUNTY SINGLE-FAMILY RESIDENCE DISTRICT) to GC-A (GWINNETT COUNTY ANNEXED)

OWNERS:

XIE 168 INVESTMENTS, INC
1120 WIMBERLY ROAD NE
BROOKHAVEN, GA 30319
PARCEL: R7170 098

DUGAN FINANCING, LLC
P.O. BOX 40509
INDIANAPOLIS, IN 46240
PARCEL: R7151 038

PROLOGIS – EXCHANGE GA (1), LLC
1800 WAZEE STREET SUITE 500
DENVER, CO 80202
PARCEL: R7151 039

B9 HORIZON OWNER, LLC
P.O. BOX A3879
CHICAGO, IL 60690
PARCEL: R7150 019

WANG GLOBALNET
450 HORIZON DRIVE
SUWANEE, GA 30024
PARCEL: R7150 189

WALTER ALEJANDRO GARCIA
2860 SPRINGTIME COURT
LAWRENCEVILLE, GA 30043
PARCEL: R7151 003

JOEL HARPER
527 TOM SMITH ROAD SW
LILBURN, GA 30047
PARCEL: R7151 002

CARLOS E. MEZA TOLEDO
46 OLD PEACHTREE ROAD NE
SUWANEE, GA 30024
PARCEL: R7151 004

CASE NUMBERS: **RZ-2023-005**
LOCATION: 90 AND 100 HORIZON DRIVE
TAX ID NUMBERS: 7-151-046 AND 7-151-047
ACREAGE: 4.49 ACRES
PROPOSED REZONING: M-1 (GWINNETT COUNTY LIGHT INDUSTRY DISTRICT) to GC-A (GWINNETT COUNTY ANNEXED)

OWNERS: DUGAN FINANCING, LLC
P.O. BOX 40509
INDIANAPOLIS, IN 46240
PARCEL: R7151 046

DUPLO USA CORPORATION
3050 DAIMLER STREET
SANTA ANA, CA 92705
PARCEL: R7151 047

CASE NUMBER: **RZ-2023-006**
LOCATION: 175, 185 AND 205 OLD PEACHTREE ROAD
TAX ID NUMBER: 7-152-171, 7-152-170, AND 7-152-182
ACREAGE: 3.03 ACRES
PROPOSED REZONING: C-2 (GWINNETT COUNTY GENERAL BUSINESS DISTRICT) to GC-A (CITY OF SUWANEE GC-A (GWINNETT COUNTY ANNEXED))

OWNERS: TODAY'S KIDS, INC
2930 MILLWATER XING
DACULA, GA 30019
PARCEL: R7152 171

MASSMUTUAL ASSET FINANCE, LLC
2 HAMPSHIRE STREET SUITE 101
FOXBORO, MA 02035
PARCEL: R7152 170

BLACK EDITION IVESTMENTS, LLC
HEMIKA BAJAJ
5553 LEGENDS DRIVE
BRASELTON, GA 30517
PARCEL: R7152 182

CASE NUMBER: **RZ-2023-007**
LOCATION: 105 AND 145 OLD PEACHTREE ROAD AND
120 CELEBRATION DRIVE
TAX ID NUMBER: 7-152-177, 7-152-184, AND 7-152-173
ACREAGE: 7.6 ACRES
PROPOSED REZONING: C-2 (GWINNETT COUNTY GENERAL
BUSINESS DISTRICT) to GC-A (CITY OF
SUWANEE GC-A (GWINNETT COUNTY
ANNEXED)

OWNERS: SHREE RADHE SHYAM HOSPITALITY
125 TREADSTONE OVERLOOK
SUWANEE, GA 30024
PARCEL: R7152 173

GGA INVESTMENTS, LLC
145 OLD PEACHTREE ROAD NW
SUWANEE, GA 30024
PARCEL: R7152 177

U-STORE-IT, LP
P.O. BOX 320099
ALEXANDRIA, VA 22320
PARCEL: R7152 184

CASE NUMBER: **RZ-2023-008**
LOCATION: 2850 AND 2880 LAWRENCEVILLE-SUWANEE
ROAD
TAX ID NUMBER: 7-152-058 AND 7-152-040
ACREAGE: 1.62 ACRES

OWNERS: THE CATHAY CORPORATION
1859 SEVERVIEW PLACE
LAWRENCEVILLE, GA 30043
PARCEL: R7152 058

JUN & JENNY INVESTMENTS, INC
SUWANEE STATION GROUP, LLC
2760 SUGARLOAF CLUB DRIVE
DULUTH, GA 30097
PARCEL: R7152 040 (Remainder)

RECOMMENDATION:

APPROVAL WITH CONDITIONS

The City of Suwanee proposes to rezone approximately 79 acres of land to the GC-A (Gwinnett County Annexed District) Zoning District. The subject properties were recently annexed into the City of Suwanee from unincorporated Gwinnett County. The subject property was annexed into the City of Suwanee through the state legislature, with the annexation taking effect July 1, 2023.

When land is annexed into the City, the land must be zoned to a City of Suwanee zoning district. The City of Suwanee proposes to rezone the subject property to Gwinnett County Annexed (GC-A). The GC-A Zoning District allows annexed parcels to retain the zoning rights of the Gwinnett County zoning district they are zoned at the time of annexation. This includes any existing zoning conditions or special use permits previously approved for the property by Gwinnett County.

The subject properties are located in the Suwanee Gateway area of the City to the east of I-85. The purpose of the annexation was to clean up the City boundaries in order to clarify service delivery. Contiguous parcels were assigned common zoning case numbers. This results in 5 different rezoning cases: RZ-2023-004, RZ-2023-005, RZ-2023-006, RZ-2023-007, AND RZ-2023-008

RZ-2023-004

The subject property contains approximately 62.15 acres that is bound by Horizon Drive and Old Peachtree Road at the northeast intersection of the two roads. The property along Old Peachtree Road contains two small vacant parcels zoned M-1 (Gwinnett County) and two residential parcels zoned R-100 (Gwinnett County Single Family Residence District) occupied by two single family homes. The first vacant parcel is a 0-27 feet deep sliver of land along the road. The second vacant parcel is approximately 1.67 acres and is highly encumbered by power lines. This parcel contains a small shed and is occupied by many vehicles as are the two residential parcels. The remaining 58.42 acres of the subject property are developed with 4 large distribution facilities (Zoned M-1), which have access off Horizon Drive.

RZ-2023-005

The subject property contains approximately 4.49 acres and is located on Horizon Drive just northeast of the intersection of Horizon Drive and Lawrenceville-Suwanee Road. The two parcels are each developed with an office/warehouse building with access off Horizon Drive.

RZ-2023-006

The subject property contains approximately 3.03 acres and includes three parcels located at the intersection of Celebration Connector and Old Peachtree Road, south of Lawrenceville-Suwanee Road. One parcel is developed with a day care center, a second with a medical office building, and the third parcel is vacant land.

RZ-2023-007

The subject property includes three parcels containing 7.6 acres of land located on Old Peachtree Road and Celebration Drive, south of the intersection with Lawrenceville-Suwanee Road. Two parcels have access from Old Peachtree Road and contain a gymnastics center and a self storage facility. The third parcel contains 2 acres of vacant land and fronts on Celebration Drive.

RZ-2023-008

The property one entire parcel at the southeast corner of Old Peachtree Road and Lawrenceville-Suwanee Road and a sliver of the adjacent parcel on Old Peachtree Road. The sliver is the remainder of a parcel that was annexed into the City several years ago. The parcels contain approximately 1.62 acres of land. The property on the corner contains a restaurant and the other parcel contains a multitenant shopping center.

In a usual applicant initiated rezoning the City looks at the zoning of the surrounding parcels and the recommendation of the Future Land Use Map and well as any emerging factors in order to develop a recommendation regarding the appropriateness of the requested zoning district.

In this case, there is no proposed development. While the City does propose to zone all of the properties to a new zoning district with a different name, the goal of the proposed district is to ensure that the properties will each be treated as if nothing has changed. As such, the fit with the surrounding properties and the recommendation of the future land use map is not relevant. The central concern of staff is to ensure that the newly annexed properties are properly zoned according to local and state laws and are treated substantially the same as they were before the annexation. As such, the Planning Department recommends **REZONING EACH OF THE ANNEXED PARCELS TO THE GWINNETT COUNTY ANNEXED DISTRICT (GC-A, CITY OF SUWANEE)** with all applicable county adopted conditions of approval and special use permits remaining in effect.

Recommended Conditions

RZ-2023-004

The Planning Department recommends rezoning the subject property to Gwinnett County Annexed (GC-A) subject to the following enumerated conditions:

1. All parcels shall retain the zoning assigned to the parcel by Gwinnett County in May 2023. This shall include any zoning conditions or special use permits approved for each property, as outlined herein:
 - a. Parcel R7151 003, Old Peachtree Road, shall be subject to the conditions of approval for RZC2011-000008.
 - b. Parcel R7151 038, 250 Horizon Drive, shall be subject to the conditions of approval for REZ1989-00096 (REZ1988-00132)
 - c. Parcel R7151 039, 300 Horizon Drive, shall be subject to the conditions of approval for REZ1989-00096 (REZ1988-00072 and REZ1989-00014).
 - d. Parcel R7150 019, 410 Horizon Drive, shall be subject to the conditions of approval for REZ1989-00096 (REZ1988-00072 and REZ1989-00014).
 - e. Parcel R7150 0189, 450 Horizon Drive, shall be subject to the conditions of approval for REZ1989-00096 (REZ1987-00191 and REZ1989-00014).

RZ-2023-005

The Planning Department recommends rezoning the subject property to Gwinnett County Annexed (GC-A) subject to the following enumerated conditions:

1. All parcels shall retain the zoning assigned to the parcel by Gwinnett County in May 2023. This shall include any zoning conditions or special use permits approved for each property, as outlined herein:
 - a. Parcel R7151 046, 90 Horizon Drive, shall be subject to the conditions of approval for REZ1990-00095.
 - b. Parcel R7151 047, 100 Horizon Drive, shall be subject to the conditions of approval for REZ1990-00095.

RZ-2023-006

The Planning Department recommends rezoning the subject property to Gwinnett County Annexed (GC-A) subject to the following enumerated conditions:

1. All parcels shall retain the zoning assigned to the parcel by Gwinnett County in May 2023. This shall include any zoning conditions or special use permits approved for each property, as outlined herein:
 - a. Parcel R7152 171, 205 Old Peachtree Road, shall be subject to the conditions of approval for CRZ1993-00006.
 - b. Parcel R7152 170, 185 Old Peachtree Road, shall be subject to the conditions of approval for CRZ1993-00006.

- c. Parcel R7152 182, 175 Old Peachtree Road, shall be subject to the conditions of approval for CRZ1993-00006.

RZ-2023-007

The Planning Department recommends rezoning the subject property to Gwinnett County Annexed (GC-A) subject to the following enumerated conditions:

1. All parcels shall retain the zoning assigned to the parcel by Gwinnett County in May 2023. This shall include any zoning conditions or special use permits approved for each property, as outlined herein:
 - a. Parcel R7152 184, 105 Old Peachtree Road, shall be subject to the conditions of approval for SUP2004-00031.

RZ-2023-008

The Planning Department recommends rezoning the subject property to Gwinnett County Annexed (GC-A) subject to the following enumerated conditions:

1. All parcels shall retain the zoning assigned to the parcel by Gwinnett County in May 2023.

Standards Governing Exercise of Zoning Power

Pursuant to Section 2006 of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the unrestricted use of property and shall govern the exercise of the zoning power therewith.

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The Zoning proposal will not alter the use of the affected properties.

- B. Whether the zoning proposal will adversely affect the existing uses or usability of adjacent or nearby property;

The proposal would not adversely affect the existing use or usability of adjacent or nearby property.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

- D. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools;

The City's proposal does not change the use of any of the parcels, so it will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the Land Use Plan;

The recently approved annexation will clarify the City boundaries on the west side of I-85 and clarify service delivery. The zoning of the properties to GC-A is in conformity with City policies.

- F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

The subject property was recently annexed into the City from unincorporated Gwinnett County. When land is annexed into the City, the land must be zoned to a City of Suwanee zoning district. The City is proposing to rezone the property to GC-A (Gwinnett County Annexed) to allow the current property rights including allowable uses and conditions of zoning to remain.

ATTACHMENT(S):

RZ-2023-004

RZ-2023-005

RZ-2023-006

RZ-2023-007

RZ-2023-008

Section 210-170. C-2 General Business District.

- 210-170.1 **Purpose and Intent.**

The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. The intensity of development and uses in the C-2 General Business District is greater than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of goods and services.
- 210-170.2 **Permitted Uses.**

Uses permitted in the C-2 District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided that they comply with the [Supplemental Use Standards of Section 230-130](#).
- 210-170.3 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.
- 210-170.4 **Special Uses.**

Special uses may be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.
- 210-170.5 **Property Development Standards.**

Property in the C-2 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-180. C-3 Highway Business District.

- 210-180.1 **Purpose and Intent.**

The C-3 Highway Business District is intended for business uses which require locations accessible to major highways and arterials that serve significant portions of the community. The C-3 district allows an intensity of development and uses that is greater than in the C-2 General Business District because it is intended to serve a greater population and to offer a wider range of goods and services. Due to the nature of the businesses permitted within the C-3 district, the zoning district should be limited to property fronting on principal arterials, major arterials or minor arterials, not indicated as residential arterials, as shown on the Long Range Road Classification Map. C-3 Districts should provide an internal transition in intensity or provide a step-down to less intensive zoning districts when adjacent to residential districts.
- 210-180.2 **Permitted Uses.**

Uses permitted in the C-3 District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided that they comply with the [Supplemental Use Standards of Section 230-130](#).
- 210-180.3 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.
- 210-180.4 **Special Uses.**

Special uses may be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.
- 210-180.5 **Property Development Standards.**

Property in the C-3 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

- C. Specifications, calculations and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.
- D. Color elevations of front, sides and rear of all typical units, including proposed building materials, building heights and any other structures.
- E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Architectural Design Guidelines in the Appendix of the UDO.
- F. Conceptual Signage Plan.

210-225.18 **Phasing Plan.**
 A phasing plan shall be submitted with the Concept Plan, and approved by the Director, unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing and responsibility for construction of each building, support facilities, infrastructure and utilities. The revision of the phasing plan is permitted and must be approved by the Director prior to each construction phase.

210-225.19 **Concept Plan.**
 A Concept Plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the Board of Commissioners, along with any conditions added thereto by the Board of Commissioners, according to the plan and plat guidelines listed in Chapter 320.

210-225.20 **Building Plans.**
 Prior to issuance of a building permit for any occupied structure to be located within a Mixed Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the [Architectural Design Standards](#). The Director shall have the authority to review and approve building plans for conformity with the requirements of Sections 210-200, 210-210, 200-220, and 210-225 and the [UDO Design Guidelines](#).

210-225.21 **Other Requirements.**
 The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-230. M-I Light Industry District.

210-230.1 **Purpose and Intent.**
 The M-I Light Industry District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a side or rear yard.

210-230.2 **Permitted Uses.**
 Uses permitted in the M-I District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#) provided they comply with the [Supplemental Use Standards of Section 230-130](#).

210-230.3 **Accessory Uses and Structures.**
 Accessory uses and structures shall be permitted in the M-I District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.

210-230.4 **Special Uses.**
Special uses may be permitted in the M-1 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-230.5 **Property Development Standards.**
Property in the M-1 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-240. M-2 Heavy Industry District.

210-240.1 **Purpose and Intent.**
The M-2 Heavy Industry District provides a location for industrial operations and processes conducted both indoors and outdoors, and which due to their intensity of use, should be located on or have ready access to a major thoroughfare or State Highway, and not in close proximity to residential areas.

210-240.2 **Permitted Uses.**
Uses permitted in the M-2 District are as listed in the UDO in [Section 230-100 Table of Permitted and Special Uses](#), provided they comply with the [Supplemental Use Standards of Section 230-130](#).

210-240.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the M-2 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.

210-240.4 **Special Uses.**
Special uses may be permitted in the M-2 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-240.5 **Property Development Standards.**
Property in the M-2 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#) and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-30. R-100 Single-Family Residence District.

- 210-30.1 **Purpose and Intent.**
This zoning district is intended primarily for single-family detached residences and related uses.
- 210-30.2 **Permitted Uses.**
Uses permitted in the R-100 District are listed in the [Table of Permitted and Special Uses found in Section 230-100](#), provided that they comply with the [Supplemental Use Standards of Section 230-130](#).
- 210-30.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-100 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.
- 210-30.4 **Special Uses.**
Special uses may be permitted in the R-100 District in accordance with Section 230-100 Table of Permitted Uses and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.
- 210-30.5 **Property Development Standards.**
Property in the R-100 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#), the applicable site related provisions contained in Title 3 of the UDO, and the following additional standards:
 - A. The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.

Section 210-40. R-75 Single-Family Residence District.

- 210-40.1 **Purpose and Intent.**
This zoning district is intended primarily for single-family detached residences and related uses.
- 210-40.2 **Permitted Uses.**
Uses permitted in the R-75 District are listed in the [Table of Permitted and Special Uses found in Section 230-100](#), provided that they comply with the [Supplemental Use Standards of Section 230-130](#).
- 210-40.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-75 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in [Section 230-120 Accessory Use Standards](#) of the UDO.
- 210-40.4 **Special Uses.**
Special uses may be permitted in the R-75 District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in [Section 270-30](#) and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.
- 210-40.5 **Property Development Standards.**
Property in the R-75 District shall be developed in accordance with [Section 230-10 Dimensional Standards of Zoning Districts](#), the applicable site related provisions of Title 3 of the UDO and the following additional standards:
 - A. The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.

Table 230.4

Uses	Suppl. Regs.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
Agricultural and Rural Recreational Uses																									
Agricultural Uses (crop or animal production)	Y	P																							
Beekeeping	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Community Garden	Y	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P		
Country Clubs and Golf Courses	Y	P	S	S	S	S																			
Equestrian Facility, Riding Stables or Academy	Y	P																							
Farm Winery		P																							
Fishing Club or Fishing Pond		P																							
Forestry and Logging		P																							
Golf Driving Range		S																S	P		S	S	S	S	
Greenhouse or Plant Nursery (wholesale)		P																					P	P	
Kennel or Pet Boarding	Y	P							S									P	P				S	S	
Livestock Sales Pavilion or Auction Facility	Y	P																							
Livestock, keeping of (for personal utility)	Y	P	P	P	P																				
Shooting and Archery Ranges and similar outdoor recreation facilities	Y	S																S	S				S	S	
Wild Animals, keeping of	Y	P																							
Commercial and Retail Uses																									
Adult Establishment	Y																						P	P	
Ambulance or Medical Transport Company																		S	P				P	P	
Antique Shop									P				P				P	P	P	P	P	P			
Appliance Repair Shop																		P	P				P	P	
Art and School Supply Store									P				P				P	P	P	P	P	P			
Auction House																		P	P				P	P	
Automatic Teller Machine									P				P		P	P	P	P	P	P	P	P	P	P	
Automobile Accessories Sales and Installation																		P	P				S	P	
Automobile Auction																		S	S				S	P	
Automobile Body Repair and Painting																		S	P				S	P	
Automobile Brokerage	Y															P	P	P	P				P	P	
Automobile Customization, Modification and Rebuilding																		S	P				S	P	
Automobile Parts Store (with installation)																		S	P						

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-I	M-2
Commercial and Retail Uses																								
Automobile Parts Store (without installation)																		P	P					
Automobile Repair Shop, Lubrication and Tire Store																		S	P				S	P
Automobile Sales and Related Service																		S	P					
Bed and Breakfast Inn	Y	S		S	S				S								S	P	P	P	P	P		
Bicycle Shop									P					P			P	P	P	P	P	P		
Billboard or Oversized Sign																		P	P			S	S	S
Boat and Marine Equipment Sales and Service																		S	P				S	P
Book, Music and Media Store									P					P			P	P	P	P	P	P		
Brewpub																	S	P	P	P	P	P	P	P
Building Materials Sales (wholesale)																							P	P
Building Materials Sales (retail)																		P	P					
Camera/Photographic Supply Store									P					P			P	P	P	P	P	P		
Car Wash	Y																	S	P					
Catering Service														P			S	P	P	P	P	P	P	P
Cellular Phone Store														P			P	P	P	P	P	P		
Check Cashing or Payday Loan Facility	Y																	S	S					
Clothing, Apparel and Shoe Stores									P					P			P	P	P	P	P	P		
Convenience Store (with or without fuel pumps)																	P	P	P	P	P	P		
Copy, Blueprint or Printing Shop									P					P				P	P	P	P	P	P	P
Department Store	Y													P				P	P		P	P		
Discount Department Store, Big-Box Specialty Store or Supercenter	Y													P				P	P		P	P		
Dollar or Variety Store																		P	P					
Driving Instruction/DUI School																		P	P				P	P
DUI School																		P	P				P	P
Electronics and Computer Stores									P					P				P	P		P	P		
Emissions Inspection Station	Y																	P	P				P	P
Farmer's Market (off-site products)		S							S									P	P		P	P		
Farmer's Market (on-site products only)	Y	P																						
Fireworks Sales, principal use	Y																	S	S				S	S
Fireworks Sales, ancillary use	Y																P	P	P	P	P	P		
Florist or Flower Shop									P					P			P	P	P	P	P	P		

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Food Store, Specialty (butcher, greengrocer, bakery)									P					P			P	P	P	P	P	P		
Funeral Home																		P	P				P	P
Furniture or Home Furnishings Store														P				P	P		P	P		
Garden Supply Center																		S	P					
Gift Shop or Greeting Card Shop									P					P			P	P	P	P	P	P		
Grocery Store														P			P	P	P	P	P	P		
Hair Salon, Beauty Parlor or Barber Shop									P					P			P	P	P	P	P	P		
Hardware Store									P					P			P	P	P	P	P	P		
Health Club, Spa or Fitness Center									P					P			P	P	P	P	P	P	S	S
Home Improvement Store																		P	P					
Hookah/Vapor Bar or Lounge	Y													S				S	S		S	S		
Hotel or Motel	Y													P				P	P	P	P	P	P	P
Ice Vending Machines, Bulk																								S
Interior Decorating Shop									P					P			P	P	P	P	P	P	P	P
Jewelry Store									P					P			P	P	P	P	P	P		
Laundry or Dry Cleaners									P					P			P	P	P	P	P	P		
Lawn and Garden Equipment Sales and Service																		S	P				S	P
Locksmith																		P	P				P	P
Lounge or Nightclub														P				P	P			P		
Massage, Therapeutic														P				P	P		P	P		
Motorcycle, Scooter and ATV Sales and Related Service																		S	P					
Motorcycle, Scooter and ATV Service and Repair																		S	P				S	P
Motorcycle Parts, Apparel and Accessories Store (without installation)																		P	P					
Movie Theater, Cineplex or Multiplex														P				P	P		P	P		
Musical Instrument Store									P					P			P	P	P	P	P	P		
Outdoor Sales, Storage or Display (retail)																		S	P	S	S	S		
Palm/Psychic Reading and Fortune Telling																		P	P					
Parking Garage or Lot														P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (general)																		S	S					
Pawn Shop (jewelry only)																		P	P					
Pet Grooming									P					P			P	P	P	P	P	P		
Pet Shop or Pet Supply Store									P					P			P	P	P	P	P	P		

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Pharmacy or Drug Store									P					P			P	P	P	P	P	P		
Pool or Billiards Halls	Y																	S	S					
Precious Metals Dealer																		P	P					
Recreation and Entertainment Facility (indoor)														P			S	P	P	P	P	P	P	P
Recreation and Entertainment Facility (outdoor)																		S	P	S	S	S	S	S
Recreational Vehicle Park or Campground		S																S	P					
Recreational Vehicle Rental, Sales and Service																		S	P				S	S
Rental, Automobile	Y																	P	P				P	P
Rental, Furniture and Electronics														P				P	P					
Rental, Heavy and Farm Equipment																							S	P
Rental, Light Equipment and Tool																		P	P				P	P
Rental, Truck and Trailer	Y																	S	P				S	P
Repair Shop, Electronics and Small Appliance																		P	P				P	P
Repair Shop, Shoe and Leather									P					P			P	P	P	P	P	P	P	P
Restaurant (coffee shop, doughnut shop or ice cream parlor)									P					P			P	P	P	P	P	P		
Restaurant (drive-in or drive-thru fast food)																	S	P	P	P	P	P		
Restaurant (full service)									P					P			P	P	P	P	P	P	S	S
Self-Storage or Mini-Warehouse Facility	Y																	S	P				P	P
Shooting Ranges, Indoor																		P	P				S	S
Smoke Shop or Novelty Shop																		P	P					
Sporting Goods Store									P					P			P	P	P	P	P	P		
Sports Training Facility (indoor)														P			S	P	P	P	P	P	P	P
Sports Training Facility (outdoor)																		S	P				S	S
Stone Yard or Stone Cutting																		S	S				P	P
Studio, Art									P					P			P	P	P	P	P	P	P	P
Studio, Dance or Martial Arts									P					P			P	P	P	P	P	P	P	P
Studio, Photography									P					P			P	P	P	P	P	P	P	P
Swimming Pool Sales Facility																		P	P				P	P
Swimming Pool Supply Store																		P	P				P	P
Tailor, Dressmaker, Sewing Shop									P					P			P	P	P	P	P	P	P	P
Tanning Salon														P			P	P	P	P	P	P		
Tattoo and Body Piercing Parlor																		S	S					

gwinnettcounty Unified Development Ordinance

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Taxi or Limousine Service														P				S	P				S	P
Title Loan Facility																		P	P					
Toy Store, Hobby Shop or Game Store									P					P			P	P	P	P	P	P		
Travel Agency									P					P			P	P	P	P	P	P	P	P
Truck Sales, Leasing and/or Service, Heavy																		S	S				S	P
Wholesale Membership Club																		P	P				S	S
Industrial and Manufacturing Uses																								
Aircraft Factory																							S	P
Aircraft Hanger and Maintenance																							P	P
Aircraft Landing Field																		S	S				S	P
Alcoholic Beverage Plant/Distillery																							P	P
Asphalt Plant																								S
Automobile Manufacturing Plant																								S
Automobile or Truck Storage Lot (excl. junk/wrecked vehicles)	Y																	S	P				S	P
Baking Plant																							P	P
Beverage Bottling Plant																							P	P
Bulk Storage Tank (accessory use)																							P	P
Bulk Storage Tank (principal use)																							S	S
Cabinet Shop																							P	P
Call Center																S	S	P	P				P	P
Caretaker or Watchmen Quarters (accessory)																							A	A
Carpet and Upholstery Cleaning Service																		P	P				P	P
Cement, Concrete or Masonry Plant																							S	P
Chemical Plant (non-pharmaceutical)																							S	P
Clothing, Apparel or Shoe Manufacturing																							P	P
Cold Storage Plant																							P	P
Composting Facility (municipal solid waste)																								S
Composting Facility (yard trimmings)	Y																						S	P
Contractors Office, Building Construction																		P	P				P	P
Contractors Office, Heavy/Civil Construction/Logging																							S	P
Contractors Office, Landscape																		S	P				P	P

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	G-1	G-2	G-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Contractors Office, Specialty Trade																		P	P				P	P
Convention Facility																		P	P		P	P	P	P
Data Center																P	P	P	P			S	P	P
Depot / Passenger Terminal (bus or rail)																		S	P	S	S	P	P	P
Distribution Facility																							P	P
Die Casting Works																							P	P
Electronics Waste (e-waste) Collection/Recycling																		S	S				P	P
Explosives Plant / Storage																							S	P
Fat and Bone Rendering Plant																								S
Feed Processing Facility																							S	P
Fertilizer Plant																								P
Food Processing/Packaging/Canning Plant (other than poultry/meat processing)																							P	P
Heavy Equipment or Farm Equipment Sales or Service																							S	P
Ice Manufacturing/Packing Plant																							P	P
Janitorial and Maid Services																		P	P				P	P
Laboratory (medical or dental)																		P	P			S	P	P
Laboratory, Research and Testing Facility																						S	P	P
Landfill	Y	S		S																			S	S
Laundry/Dry Cleaning Plant																							P	P
Lawn Treatment Service																		P	P				P	P
Liquid Waste Treatment/Recycling																							S	P
Machine Shop																							P	P
Maintenance Shop (automobile or truck fleet vehicles)																							S	P
Manufactured Building or Mobile Home Sales																		S	P				S	P
Manufacturing or Assembly Plant																						S	P	P
Metal Smelting/Forging Works																								P
Microbrewery	Y																	P	P	P	P	P	P	P
Movie Studio																							P	P
Moving Company																							P	P
Outdoor Storage (other than junk/salvage yards)																							P	P
Quarrying, Mining, Borrow Pit																								S
Paper/Pulp Mill																								S

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2	
Industrial and Manufacturing Uses																									
Pest Control/Extermination Business																		P	P				P	P	
Petroleum Refinery/Processing Plant																									S
Pharmaceutical Manufacturing Plant																							P	P	
Photo Processing Plant																							P	P	
Plastics Extrusion Plant																							P	P	
Plumbing Equipment Dealer																		P	P				P	P	
Poultry/Meat Processing Plant																							S	S	
Printing, Bookbinding or Publishing Plant																							P	P	
Radio or Television Station/Studio																		P	P			S	P	P	
Railroad Repair or Storage Yard																							S	P	
Recording/Rehearsal Studio																		P	P		P	P	P	P	
Recovered Materials Processing Facility	Y																						S	P	
Research or Testing Facility (indoor)																						S	P	P	
Research or Testing Facility (outdoor)																							S	P	
Salvage Operation or Junk Yard	Y																						S	S	
Sawmills and Logging Facility		S																					S	P	
Scrap Tire Processing, Grinding or Retreading																							S	S	
Self-Service Ice Manufacturing/Vending Machine																		S	S				S	S	
Septic Tank Pumping Company																							S	P	
Slaughterhouse																								S	
Soft Drink Bottling/Distribution Plant																							P	P	
Solid Waste Transfer Station																									S
Studio, Movie																						P	P	P	
Sugar Refinery																									S
Tannery/Leather Processing																									S
Taxidermist																		S	S				S	P	
Textile or Carpeting Factory																							P	P	
Towing/Wrecker Service and Impound Lot																							S	S	
Tree Service and Log Splitting																							S	P	
Truck Terminal or Intermodal Terminal																							S	P	
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																							S	P	
Upholstery Shop																		P	P				P	P	
Waste Incineration Facility																									S

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Welding Shop																							P	P
Wholesaling and Warehousing (accessory retail <15%)																							P	P
Wood Chipping and Shredding, Log Splitting	Y																						S	P
Office, Institutional, and Cultural Uses																								
Acupuncture																P	P	P	P				P	P
Animal Hospital or Veterinary Clinic	Y	S							P						S	S	P	P	S	P	P	P	P	P
Art Gallery									P				P				P	P	P	P	P	P	P	P
Bail Bonding Company																		S	S				S	P
Bank or Financial Services Institution									P				P		P	P	P	P	P	P	P	P	P	P
Blood Plasma Donation Center															S	P	P	P					P	P
Cemetery or Mausoleum	Y	S		S	S													S	S				S	S
Cemetery, Family	Y	S	S	S	S																			
Club, Lodge, or Fraternal Organization									P							S	P	P	P	P	P	P	S	S
Community Center or Cultural Facility	Y	P		P	P				P				P				P	P	P	P	P	P	S	S
Corporate Training and Education Centers													P		S	S	P	P	S	P	P	P	P	P
Counseling Center															S	P	P	P	P				P	P
Crematory (accessory use)																		S	S				S	P
Crematory (principal use)																								P
Day Care Facility									P				P	S	S	P	P	P	P	P	P	P	S	S
Hospice Home															S	S	P	P	P					
Hospital																		P	P				P	P
Human Services Ministry																		P	P				P	P
Medical Office or Clinic									P				P	P	P	P	P	P	P	P	P	P	P	P
Meditation Center		S		S	S										S	P	P	P	P	P	P	P	P	P
Museum or Library									P				P				P	P	P	P	P	P	P	P
Nursing Home																P	P	P	P				P	P
Office (business)													P	P	P	P	P	P	P	P	P	P	P	P
Office (professional)									P				P	P	P	P	P	P	P	P	P	P	P	P
Office Park																P	P	P	P				P	P
Office/Showroom Facility																		P	P				P	P
Place of Worship	Y	P	P	P	P				P				P	S	P	P	P	P	P	P	P	P	P	P
Residential Rehab. Center		S		S	S											S	S	S	S				S	P
School or College, Business/Career (for profit)													P		S	P	P	P	P	P	P	P	P	P
School, Montessori									S			S	S	P	S	S	P	P	P	P	P	P	S	S

gwinnettcounty Unified Development Ordinance

Uses	Suppl. Regs.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-1	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Office, Institutional, and Cultural Uses																								
School, Private (College or University)	Y	S		S													P	P	P	P	P	P	P	P
School, Private (Primary and Secondary)	Y	S		S	S				S								P	P	P	P	P	P	P	P
School, Trade or Vocational																		S	P			S	P	P
Shelter, Community	Y																	S	S				S	P
Shelter, Residential	Y																	S	S				S	P
Special Events/Banquet Facility or Rental Hall	Y	S							S					P			S	P	P	S	P	P	P	P
Stadium, Concert Hall or Amphitheater																		S	P			P	P	S
Tutoring and Learning Centers									P						P	S	S	P	P	P	P	P	P	P
Residential Uses																								
Child Caring Institutions (CCI)	Y	S	S	S	S	S			S															
Community Living Arrangement or Host Home (CLA)	Y	S	S	S	S	S			S															
Customary Home Occupation	Y	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	
Day Care Facility (family)		P	P	P	P	P	P	P	P															
Day Care Facility (group)		S	S	S	S	S	S		S															
Dormitory											P	P	P									S	S	S
Dwelling, Accessory	Y	P	P	P	P				P							P								
Dwelling, Boarding or Rooming House	Y											P	P											
Dwelling, Duplex												P	P							P	P	P		
Dwelling, Live/Work									P							P				P	P	P		
Dwelling, Loft												P	P	P						P	P	P		
Dwelling, Mobile or Manufactured Home		S						P																
Dwelling, Multifamily												P	P	P						P	P	P		
Dwelling, Single-Family Detached		P	P	P	P	P	P		P	P										P	P	P		
Dwelling, Townhouse									P		P									P	P	P		
Dwelling, Villa									P	P	P									P	P	P		
Dwelling, Zero Lot Line									P	P										P	P	P		
Personal Care Home, Congregate																	S	P	P	P	P	P	S	S
Personal Care Home, Family	Y	S	S	S	S				S															
Retirement Community, Continuing Care																	S							
Retirement Community, Independent Living										P		P	P	P			S							

Suwanee Zoning Case #	Parcel #	Address	Gwinnett Zoning	Gwinnett County Zoning Case #	Conditions	Current Land Use	Square Footage	Acres
1	RZ-2023-004 7170 098	OLD PEACHTREE RD	M-1			vacant		0.09
2	RZ-2023-004 7151 003	OLD PEACHTREE RD	M-1	RZ2011-000008 (R-100 to M-1 for office/warehouse)	Yes	vacant		1.67
3	RZ-2023-004 7151 002	56 OLD PEACHTREE RD	R-100			single family house	1,296	0.97
4	RZ-2023-004 7151 004	46 OLD PEACHTREE RD	R-100			single family house	2,092	1.00
5	RZ-2023-004 7151 038	250 HORIZON DR	M-1	REZ1988-00132 (O-1 and C-2 to M-1 for office/warehouse/distribution/light industry), REZ1989-00096 (M-1 change of conditions)	Yes	distribution facility	259,439	18.04
6	RZ-2023-004 7151 039	300 HORIZON DR	M-1	REZ1988-00072 (R-100 to M-1 for light industrial/distribution), REZ1989-00014 (M-1 change of conditions), REZ1989-00096 (M-1 change of conditions)	Yes	distribution facility	346,255	20.75
7	RZ-2023-004 7150 019	410 HORIZON DR	M-1	REZ1988-00072 (R-100 to M-1 for light industrial/distribution), REZ1989-00014 (M-1 change of conditions), REZ1989-00096 (M-1 change of conditions), REZ1987-00191 (R-100 to M-1 for office/ industrial), REZ1989-00014 (M-1 change of conditions), REZ1989-00096 (M-1 change of conditions)	Yes	distribution facility	247,110	16.24
8	RZ-2023-004 7150 189	450 HORIZON DR	M-1			distribution facility	30,728	3.39
9	RZ-2023-005 7151 046	90 HORIZON DR	M-1	REZ1990-00095 (C-2 to M-1 for light industrial/distribution)	Yes	office warehouse	13,696	2.00
10	RZ-2023-005 7151 047	100 HORIZON DR	M-1	REZ1990-00095 (C-2 to M-1 for light industrial/distribution)	Yes	office warehouse	34,176	2.49
11	RZ-2023-006 7152 171	205 OLD PEACHTREE RD	C-2	CRZ1993-00006 (HS to C-2 for commercial retail uses)	Yes	stand alone commercial - day care center	12,036	1.29
12	RZ-2023-006 7152 170	185 OLD PEACHTREE RD	C-2	CRZ1993-00006 (HS to C-2 for commercial retail uses)	Yes	stand alone commercial - medical office	7,565	0.85
13	RZ-2023-006 7152 182	175 OLD PEACHTREE RD	C-2	CRZ1993-00006 (HS to C-2 for commercial retail uses)	Yes	vacant		0.89
14	RZ-2023-007 7152 177	145 OLD PEACHTREE RD	C-2			stand alone commercial - gymnastics center	22,250	2.34
15	RZ-2023-007 7152 184	105 OLD PEACHTREE RD	C-2	SUP2004-00031 (special use - storage facility)	Yes	Cube Smart storage facility - 5 buildings	101,314	3.26
16	RZ-2023-007 7152 173	120 CELEBRATION DR	C-2			vacant		2.00
17	RZ-2023-008 7152 058	2880 LAWRENCEVILLE SUWANEE RD	C-2			multitenant commercial	7,740	1.22
18	RZ-2023-008 7152 040	2850 LAWRENCEVILLE SUWANEE RD	C-2			silver of land not previously annexed - remainder of parcel in Suwanee is multitenant commercial	N/A for annexed portion	0.40

CASE NUMBER RZC2011-00008
GCID 2011-0247

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

<u>Present</u>	<u>VOTE</u>
Chairman (Vacant)	
Shirley Lasseter, District 1	<u>AYE</u>
Lynette Howard, District 2	<u>AYE</u>
Michael Beaudreau, District 3	<u>AYE</u>
John Heard, District 4	<u>AYE</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from R-100 to M-1 by NADEEM RAZA for the proposed use of OFFICE/WAREHOUSE (REDUCTION IN BUFFERS) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

RZ-2023-004

R7151-003 Old Peachtree Rd.

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 MARCH 22, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of MARCH 2011, that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office, office/warehouse, light manufacturing and accessory uses.
 - B. Buildings shall be finished with architectural treatments of glass and/or brick or stone. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.
 - C. Outdoor storage of equipment or materials shall be screened from view on all sides by an opaque wood privacy fence.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.
 - B. Provide ten-foot wide landscaped strips adjacent to all public rights-of-way.
 - C. Ground signs shall be limited to monument type signs with a minimum two-foot high brick or stacked stone base matching the building(s). Ground sign(s) shall not exceed 10 feet in height.
 - D. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure.

- E. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to reflect into adjacent properties or rights-of-way.
- F. Billboards or oversized signs shall be prohibited.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- H. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- I. Peddlers and/or parking lot sales shall be prohibited.
- J. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/29/11

ATTEST:

Diane K. [Signature]
County Clerk/Deputy



WARRANTY DEED

BOOK 424 PAGE 293

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 4th day of October, in the year one thousand nine hundred seventy-one, between JAMES T. ADAMS

of the County of ... and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JACKSON ELECTRIC MEMBERSHIP CORPORATION OF THE COUNTY OF JACKSON AND THE STATE OF GEORGIA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ---TEN DOLLARS--- and other valuable considerations---(\$10.00---) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 151 of the 7th Land District of Gwinnett County, Georgia, containing 1.677 acres according to survey prepared for Jackson Electric Membership Corporation by W. T. Dunahoo, Surveyor, July 12, 1971, recorded in Plat Book "W", Page 59, Plat Records of Gwinnett County, and described particularly according to said plat and survey as follows:

To find the place or point of beginning, begin at the intersection of the center line of Georgia Highway No. 317 with the southerly edge of the pavement of Old Peachtree Road and run thence in a northeasterly direction along the southerly edge of the pavement of said road 2740 feet; thence South 31 degrees 41 minutes East to an iron pin located on the southerly right-of-way line of Old Peachtree Road, BEING THE PLACE OR POINT OF BEGINNING; from said beginning point, run thence along the southerly right-of-way line of Old Peachtree Road the following courses and distances: North 60 degrees 12 minutes East 99.3 feet; North 65 degrees 09 minutes East 96 feet; North 67 degrees 26 minutes East 238 feet; North 65 degrees 12 minutes East 103.8 feet; North 60 degrees 09 minutes East 100 feet; North 55 degrees 53 minutes East 103.7 feet; and North 52 degrees 45 minutes East 86.2 feet to an iron pin; thence South 27 degrees 46 minutes East 177.3 feet to an iron pin; thence South 72 degrees 32 minutes West 835.5 feet to an iron pin; thence North 31 degrees 41 minutes West 26.8 feet to an iron pin on the southerly right-of-way line of Old Peachtree Road, being the place or point of beginning.

Ga. Real Property Tax \$3.00 Paid 11-16-71 O'Malley, Deane Clerk Gwinnett Sup. Ct.

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

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

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

Signed, sealed and delivered in presence of:

Edna ... Notary Public, Gwinnett County, Georgia

James T. Adams (Seal) James T. Adams (Seal)



Filed in Office Nov. 16, 1971, 3:53 PM, Clerk of Superior Court, Gwinnett Co. Ga. Rec. in Book 424 Page No. 293 Date 11-17-71 O. Millard Peery, Clerk

CASE NUMBER RZ-132-88

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

Present

VOTE

Lillian Webb, Chairman
Ken Suffridge, District 1
Scott Ferguson, District 2
Mike Berg, District 3
Don Loggins, District 4

AYE
AYE
AYE
AYE
AYE

On motion of COMM. SUFFRIDGE, 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 O-I AND C-2 to M-1

RZ-2023-004

RZ-151-038 250 Horizon Dr.

CASE NUMBER RZ-132-88

by GWINCO-GARY JOINT VENTURE for the proposed use of
OFFICE/WAREHOUSE/DISTRIBUTION/LIGHT INDUSTRY 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 NEWS, the Official News Organ of Gwinnett County;
and

WHEREAS, a public hearing was held by the Gwinnett
County Board of Commissioners on NOVEMBER 22, 1988
and objections were filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County
Board of Commissioners this the 22ND day of NOVEMBER,
1988 that the aforesaid application to amend the Official Zoning
Map from O-I AND C-2 to M-1 is hereby
APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office/warehouse/distribution and light manufacturing or assembly. The maximum density for the property shall be 20,000 square feet per gross acre.
 - B. Limit the height of the buildings to 40 feet.
 - C. Buildings shall be constructed with architectural finishes of brick, stone, stucco or other masonry finishes, or other alternative materials, subject to the approval of the Director of Planning and Development.
 - D. Outdoor storage areas, if any, shall be screened by a wall or 100 percent opaque fence at a minimum of eight feet in height.

CASE NUMBER RZ-132-88

2. To satisfy the following site development considerations:

- A. Provide a 50-foot natural or landscaped buffer, with evergreen trees and shrubs, to provide an effective visual screen adjacent to any property line where it abuts residentially zoned property.
- B. Provide a ten-foot wide landscape strip adjacent to the right-of-way of all public dedicated roads.
- C. Overhead door and truck loading docks shall not face Horizon Parkway or any required buffers.
- D. Outdoor dumpsters shall be located within the truck loading and unloading area or screened by a fence or wall.
- E. Curb cut number and locations along roadways shall be subject to review and approval of the Gwinnett Department of Transportation.
- F. Design required storm water detention facilities such that they are not located within any required buffers.
- G. Submit a tree location and preservation plan for the approval of the Development Division. Submit a landscape plan for approval of the Development Division.
- H. No billboards are permitted.

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

- A. Signalization improvements will include payment of funds prior to approval of a certificate of occupancy for the following:
 - 1. One hundred percent of the cost of the traffic signal and of the installation at the intersection of the parkway and Lawrenceville-Suwanee Road. (This contribution will cover the contribution requirements of previous conditional rezoning requests RZ-191-87, RZ-44-88 and RZ-72-88 for signalization).
 - 2. One hundred percent of the cost of signalization at the parkway and its intersection with any internal site road, if proved necessary by a traffic impact study, on or before the approval of the last development permit to be located on the internal roadway.

CASE NUMBER RZ-132-88

- 4. Final architectural renderings or elevations and site plans are to be submitted to the Planning Commission for review and approval prior to the issuance of a grading permit, if not in conformance with concept plans submitted with this application.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

Date Signed: 12-16-84

ATTEST:

Charlotte J. Nash
Clerk

APPROVED AS TO FORM:
[Signature]
COUNTY/STAFF ATTORNEY

EXHIBIT "C"

LEGAL DESCRIPTION
Gwinco-Gary Joint Venture

All that tract or parcel of land lying and being in Land Lots 128 and 151 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a point formed by the intersection of the land lot lines of Land Lots 150, 151, 170 and 171 of said district, proceed along the land lot line common to Land Lots 150 and 170 in a southwesterly direction a distance of 520.0± feet to a point; thence proceed S30°31'29"E a distance of 330.0 feet to a point, said point being the TRUE POINT OF BEGINNING; thence proceed S30°22'44"E a distance of 3509.28 feet to a point; thence proceed S29°54'22"E a distance of 286.65 feet to a point; thence proceed S61°56'55"W a distance of 521.04 feet to a point; thence proceed N36°07'51"W a distance of 4023.49 feet to a point; thence proceed N73°28'41"E a distance of 953.98 feet to a point, said point being the TRUE POINT OF BEGINNING.

Area of said tract described above contains 64.28 acres, more or less.

CASE NUMBER RZ-96-89

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

Present

VOTE

Lillian Webb, Chairman	<u>AYE</u>
W. J. Dodd, District 1	<u>AYE</u>
Scott Ferguson, District 2	<u>AYE</u>
J. Curtis McGill, District 3	<u>ABSENT</u>
Don Loggins, District 4	<u>AYE</u>

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from M-1 to M-1 (CHANGE IN CONDITIONS)

R2-2023-004

R7151-038 250 Horizon Dr.
R7151-039 300 Horizon Dr.
R7150-019 410 Horizon Dr.

R7-150-189 450 Horizon Dr.

CASE NUMBER RZ-96-89

by HORIZON JOINT VENTURE for the proposed use of CHANGE IN CONDITIONS FOR OFFICE/WAREHOUSE/LIGH INDUSTRIAL CENTER on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on SEPTEMBER 26, 1989 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 26TH day of SEPTEMBER, 1989 that the aforesaid application to amend the Official Zoning Map from M-1 to M-1 (CHANGE IN CONDITIONS) is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office/warehouse/distribution and light manufacturing or assembly. The maximum density for the property shall be 20,000 square feet per gross acre.
 - B. Buildings shall be constructed with architectural finishes of brick, stone, stucco or other masonry finishes, or other alternative materials subject to the approval of the Director of Planning and Development.
 - C. Outdoor storage areas, if any, shall be screened by a wall or 100 percent opaque fence at a minimum of eight feet in height.

PLANNING BOOK 10

0615

CASE NUMBER RZ-96-89

2. To satisfy the following site development considerations:
 - A. Provide a 50-foot natural or landscaped buffer with evergreen trees and shrubs, to provide an effective visual screen adjacent to any property line where it abuts residentially zoned property.
 - B. Provide a ten-foot wide landscape strip adjacent to the right-of-way of all public dedicated roads.
 - C. Overhead doors and truck loading docks shall not face Horizon Drive. If any overhead door or truck loading dock faces any required buffer, a screen consisting of four staggered rows of ten-foot tall Virginia Pines, planted eight feet on center, will be required.
 - D. Outdoor dumpsters shall be located within the truck loading and unloading area or be screened by a fence or wall.
 - E. Curb cut number and locations along internal roadways shall be subject to review and approval of the Gwinnett Department of Transportation.
 - F. Submit a tree location and preservation plan for the approval of the Development Division. Submit a landscape plan for approval of the Development Division.
3. To abide by the following requirements, dedications and improvements:
 - A. Dedicate, at no cost to Gwinnett County, at the time of final plat, 80 feet of right-of-way along the existing Old Peachtree Road.
 - B. Dedicate, at no cost to Gwinnett County, at the time of final plat, 60 feet of right-of-way from Crown Drive to Horizon Drive on the internal site road (Crestridge Drive). The exact road alignment of the internal site road shall be as specified by the Gwinnett County Department of Transportation.
 - C. Dedicate, at no cost to Gwinnett County, at the time of final plat, 60 feet of right-of-way from the centerline of Horizon Drive for a deceleration lane for a distance of 300 feet west of its intersection with the internal site road and 100 feet of right-of-way for the remainder of Horizon Drive through the subject property. The exact road alignment of Horizon Drive shall be as specified by the Gwinnett County Department of Transportation.

CASE NUMBER RZ-96-89

- D. Pay the cost of construction of the internal site road (Crestridge Drive), as per requirements of the Gwinnett County Department of Transportation, through the subject property.
- E. Signalization improvements will include payment of funds at the time of installation for the following:
 - 1. One hundred percent of the cost of the traffic signal and of the installation at the intersection of Horizon Drive and Lawrenceville-Suwanee Road.
 - 2. One hundred percent of the cost of signalization at Horizon Drive and its intersection with any internal site road (Crestridge Drive), if approved necessary by a traffic impact study, on or before the approval of the last development permit to be located on the internal roadway.
- F. Escrow funds with the Gwinnett County Department of Transportation within 30 days of the award of a contract for improvements to Lawrenceville-Suwanee Road for the following road improvements:
 - 1. Pay the cost, not to exceed \$10,000 for an additional left turn lane on southbound Lawrenceville-Suwanee Road (State Route 317) at its intersection with Horizon Drive.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

Date Signed: 10-4-89

ATTEST:
Barbara A. Brown
Clerk

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 128, 129, 150, 151, 152, 170 and 171 of the Seventh District of Gwinnett County, Georgia, being more fully and particularly described as follows:

BEGINNING at a point on the southeasterly right-of-way line of Old Peachtree Road (an 80 foot right-of-way), which point is located South 89 degrees 55 minutes 22 seconds East a distance of 485.25 feet from the point common to Land Lots 151, 152, 169 and 170 of the Seventh District of Gwinnett County, Georgia; running thence along said right of way line in a clockwise direction along the arc of a 372.336 foot radius curve a distance of 264.60 feet (said arc being subtended by a chord bearing North 31 degrees 06 minutes 47 seconds East a distance of 259.06 feet) to a point; running thence along said right of way line North 51 degrees 28 minutes 17 seconds East a distance of 801.18 feet to a point; thence leaving said right of way line and running North 59 degrees 43 minutes 46 seconds East a distance of 246.57 feet to a point; running thence North 73 degrees 28 minutes 41 seconds East a distance of 1200.34 feet to a point; running thence North 29 degrees 32 minutes 33 seconds West a distance of 314.81 feet to a point located on the southeastern right of way line of Old Peachtree Road; running thence along said right of way line North 49 degrees 24 minutes 30 seconds East a distance of 159.79 feet to a point; running thence along said right of way line in a clockwise direction along the arc of a 500.403 foot radius curve a distance of 223.62 feet (said arc being subtended by a chord bearing North 62 degrees 12 minutes 39 seconds East a distance of 221.77 feet) to a point; running thence along said right of way line North 75 degrees 00 minutes 48 seconds East a distance of 121.71 feet to a point; running thence along said right of way line in a clockwise direction along the arc of a 1140.064 foot radius curve a distance of 161.66 feet (said arc being subtended by a chord bearing North 79 degrees 04 minutes 31 seconds East a distance of 161.52 feet) to a point; running thence along said right of way line North 83 degrees 08 minutes 15 seconds East a distance of 100.08 feet to a point; running thence North 58 degrees 13 minutes 26 seconds West and crossing said right of way a distance of 128.12 feet to a point; running thence North 47 degrees 23 minutes 42 seconds East a distance of 730.33 feet to a point; running thence in a counterclockwise direction along the arc of a 580.71 foot radius curve a distance of 224.17 feet (said arc being subtended by a chord bearing South 61 degrees 41 minutes 25 seconds East a distance of 222.77 feet) to a point; running thence South 59 degrees 43 minutes 03 seconds West a distance of 157.71 feet to a point; running thence South 30 degrees 12 minutes 39

0613

seconds East a distance of 258.18 feet to a point located on the southeasterly right-of-way line of Old Peachtree Road (right-of-way varies); running thence along said right of way line North 66 degrees 23 minutes 55 seconds East a distance of 85.89 feet to a point; running thence along said right of way line in a clockwise direction along the arc of a 543.300 foot radius curve a distance of 377.54 feet (said arc being subtended by a chord bearing North 86 degrees 18 minutes 22 seconds East a distance of 369.99 feet) to a point; running thence along said right of way line South 16 degrees 12 minutes 50 seconds West a distance of 10.00 feet to a point; running thence along said right of way line in a counterclockwise direction along the arc of a 533.300 foot radius curve a distance of 34.75 feet (said arc being subtended by a chord bearing South 71 degrees 55 minutes 10 seconds East a distance of 34.74 feet) to a point; running thence along said right of way line South 70 degrees 03 minutes 11 seconds East a distance of 534.59 feet to a point; running thence along said right of way line North 19 degrees 56 minutes 49 seconds East a distance of 10.00 feet to a point; running thence along said right of way line South 70 degrees 03 minutes 11 seconds East a distance of 115.64 feet to a point; running thence South 17 degrees 53 minutes 39 seconds East a distance of 189.87 feet to a point; running thence South 34 degrees 30 minutes 39 seconds East a distance of 253.54 feet to a point; running thence South 12 degrees 55 minutes 58 seconds East a distance of 139.90 feet to a point; running thence South 28 degrees 44 minutes 37 seconds East a distance of 1126.69 feet to a point; running thence South 34 degrees 53 minutes 03 seconds East a distance of 911.90 feet to a point; running thence South 32 degrees 39 minutes 45 seconds East a distance of 511.83 feet to a point; running thence South 55 degrees 30 minutes 05 seconds West a distance of 841.91 feet to a point; running thence South 62 degrees 06 minutes 44 seconds West a distance of 1369.58 feet to a point; running thence South 61 degrees 56 minutes 55 seconds West a distance of 1087.55 feet to a point; running thence South 29 degrees 47 minutes 37 seconds East a distance of 816.10 feet to a point; running thence North 87 degrees 15 minutes 23 seconds West a distance of 275.83 feet to a point; running thence North 78 degrees 22 minutes 40 seconds West a distance of 97.05 feet to a point; running thence North 80 degrees 04 minutes 40 seconds West a distance of 200.00 feet to a point; running thence North 81 degrees 30 minutes 40 seconds West a distance of 206.00 feet to a point; running thence North 70 degrees 16 minutes 40 seconds West a distance of 162.0 feet to a point; running thence North 72 degrees 32 minutes 43 seconds West a distance of 233.00 feet to a point; running thence North 65 degrees 33 minutes 40 seconds

West a distance of 158.00 feet to a point; running thence North 62 degrees 34 minutes 41 seconds West a distance of 365.00 feet to a point; running thence North 62 degrees 50 minutes 28 seconds West a distance of 927.41 feet to a point; running thence North 67 degrees 37 minutes 22 seconds West a distance of 217.51 feet to a point; running thence North 19 degrees 47 minutes 34 seconds West a distance of 180.00 feet to a point; running thence North 60 degrees 43 minutes 07 seconds East a distance of 461.28 feet to a point; running thence in a clockwise direction along the arc of a 1805.69 foot radius curve a distance of 1023.33 feet (said arc being subtended by a chord bearing North 76 degrees 57 minutes 15 seconds East a distance of 1009.69 feet) to a point; running thence South 86 degrees 48 minutes 38 seconds East a distance of 57.86 feet to a point; running thence North 03 degrees 11 minutes 22 seconds East a distance of 265.55 feet to a point; running thence in a counterclockwise direction along the arc of a 442.54 foot radius curve a distance of 340.97 feet (said arc being subtended by a chord bearing North 18 degrees 52 minutes 59 seconds West a distance of 332.60 feet) to a point; running thence North 40 degrees 57 minutes 21 seconds West a distance of 1604.93 feet to a point; running thence North 40 degrees 57 minutes 21 seconds West a distance of 400.00 feet to a point; running thence South 51 degrees 03 minutes 04 seconds West a distance of 961.98 feet to a point; running thence North 35 degrees 58 minutes 47 seconds West a distance of 676.48 feet to a point on the southeasterly right-of-way line of Old Peachtree Road and the point of beginning.

PLANNING BOOK 10

CASE NUMBER RZ-14-89

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

<u>Present</u>	VOTE
Lillian Webb, Chairman	<u>AYE</u>
W. J. Dodd, District 1	<u>AYE</u>
Scott Ferguson, District 2	<u>AYE</u>
J. Curtis McGill, District 3	<u>AYE</u>
Don Loggins, District 4	<u>AYE</u>

On motion of COMM. DODD, 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 M-1 to M-1 (CHANGE IN CONDITIONS)

RZ-2023-004

R7151-039 300 Horizon Dr.
R7150-019 410 Horizon Dr.

R7150-189 450 Horizon Dr.

PLANNING BOOK 10

CASE NUMBER RZ-14-89

by HORIZON JOINT VENTURE for the proposed use of CHANGE IN CONDITIONS FOR OFFICE/WAREHOUSE/LIGHT INDUSTRIAL CENTER on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 28, 1989 and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 28TH day of FEBRUARY, 1989 that the aforesaid application to amend the Official Zoning Map from M-1 to M-1 (CHANGE IN CONDITIONS) is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office/warehouse/distribution and light manufacturing or assembly. The maximum density for the property shall be 20,000 square feet per gross acre.
 - B. Buildings shall be constructed with architectural finishes of brick, stone, stucco or other masonry finishes, or other alternative materials subject to the approval of the Director of Planning and Development.
 - C. Outdoor storage areas, if any, shall be screened by a wall or 100 percent opaque fence at a minimum of eight feet in height.

PLANNING BOOK 10

208

CASE NUMBER RZ-14-89

2. To satisfy the following site development considerations:

- A. Provide a 50-foot natural or landscaped buffer with evergreen trees and shrubs, to provide an effective visual screen adjacent to any property line where it abuts residentially zoned property.
- B. Provide a ten-foot wide landscape strip adjacent to the right-of-way of all public dedicated roads.
- C. Overhead doors and truck loading docks shall not face Horizon Drive. If any overhead door or truck loading dock faces any required buffer, a screen consisting of four staggered rows of 10-foot tall Virginia Pines, planted eight feet on center, will be required.
- D. Outdoor dumpsters shall be located within the truck loading and unloading area or be screened by a fence or wall.
- E. Curb cut number and locations along internal roadways shall be subject to review and approval of the Gwinnett Department of Transportation.
- F. Submit a tree location and preservation plan for the approval of the Development Division. Submit a landscape plan for approval of the Development Division.

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

- A. Dedicate at no cost to Gwinnett County, at the time of final plat, 80 feet of right-of-way along the existing Old Peachtree Road.
- B. Dedicate, at no cost to Gwinnett County, at the time of final plat, 80 feet of right-of-way on the internal site road. The exact road alignment of the internal site road shall be as specified by the Gwinnett County Department of Transportation.
- C. Dedicate, at no cost to Gwinnett County, at the time of final plat, 120 feet of right-of-way for Horizon Drive for a distance of 300 feet west of its intersection with the internal site road and 100 feet of right-of-way for the remainder of Horizon Drive through the subject property. The exact road alignment of Horizon Drive shall be as specified by the Gwinnett County Department of Transportation.
- D. Pay the cost of construction of the internal site road, as per requirements of the Gwinnett County Department of Transportation, through the subject property.

CASE NUMBER RZ-14-89

E. Signalization improvements will include payment of funds at the time of installation for the following:

- 1. One hundred percent of the cost of the traffic signal and of the installation at the intersection of Horizon Drive and Lawrenceville-Suwanee Road.
- 2. One hundred percent of the cost of signalization at Horizon Drive and its intersection with any internal site road, if proved necessary by a traffic impact study, on or before the approval of the last development permit to be located on the internal roadway.

F. Escrow funds with the Gwinnett County Department of Transportation within 30 days of the award of a contract for improvements to Lawrenceville-Suwanee Road for the following road improvements:

- 1. Pay the cost, not to exceed \$10,000, for an additional left turn lane on southbound Lawrenceville-Suwanee Road (State Route 317) at its intersection with Horizon Drive.
- 2. Pay the cost, not to exceed \$12,000, for an additional left turn lane on southbound Lawrenceville-Suwanee Road (State Route 317) at its intersection with the proposed internal site road.

4. Final architectural renderings or elevations and site plans are to be submitted to the Planning Commission for review and approval prior to the issuance of a grading permit, if not in conformance with concept plans submitted with this application.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

Date Signed: 3-14-89

ATTEST:

Barbara A. Boone
Clerk

APPROVED AS TO FORM:
[Signature]
COUNTY/STATE ATTORNEY

LEGAL DESCRIPTION
TRACT "A"
M-1 to M-1

All that tract or parcel of land lying and being in Land Lots 128, 129, 150, 151, 170 and 171 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the land lot corner formed by the intersection of Land Lots 151, 152, 169 and 170 of said district, proceed $S89^{\circ}55'22''E$ a distance of 485.25' to a point on the southeasterly right-of-way of Old Peachtree Road (being an 80' right-of-way); thence proceed along said right-of-way in a northeasterly direction a distance of 1065.78' to a point; thence leaving said right-of-way, proceed $N59^{\circ}43'46''E$ a distance of 246.57' to a point; thence proceed $N73^{\circ}28'41''E$ a distance of 1200.34' to a point, said point being the TRUE POINT OF BEGINNING;

Thence proceed $N29^{\circ}32'33''W$ a distance of 314.81' to a point on the southerly right-of-way of Old Peachtree Road; thence proceed along the southerly right-of-way of Old Peachtree Road in a northeasterly direction a distance of 776.86' to a point; thence leaving said right-of-way, proceed $N58^{\circ}13'26''W$ a distance of 128.12' to a point; thence proceed $N47^{\circ}23'42''E$ a distance of 730.33' to a point; thence proceed along the arc of a curve an arc distance of 224.17', having a radius of 580.71', being subtended by a chord bearing of $S61^{\circ}41'25''E$, a chord distance of 222.77' to a point; thence proceed $S59^{\circ}43'03''W$ a distance of 157.71' to a point; thence proceed $S30^{\circ}12'39''E$ a distance of 258.18' to a point on the southerly right-of-way of Old Peachtree Road; thence proceed along the southerly right-of-way of Old Peachtree Road in a southeasterly direction a distance of 1148.41' to a point; thence leaving said right-of-way, proceed $S17^{\circ}53'39''E$ a distance of 189.87' to a point; thence proceed $S34^{\circ}30'39''E$ a distance of 253.54' to a point; thence proceed $S12^{\circ}55'58''E$ a distance of 139.90' to a point; thence proceed $S28^{\circ}44'37''E$ a distance of 1126.69' to a point; thence proceed $S34^{\circ}53'03''E$ a distance of 911.90' to a point; thence proceed $S32^{\circ}39'45''E$ a distance of 511.83' to a point; thence proceed $S55^{\circ}30'05''W$ a distance of 841.91' to a point; thence proceed $S62^{\circ}06'44''W$ a distance of 1369.58' to a point; thence proceed $N29^{\circ}54'22''W$ a distance of 286.65' to a point; thence proceed $N30^{\circ}22'44''W$ a distance of 3509.28' to a point being the TRUE POINT OF BEGINNING.

Area of said tract described above contains 196.987 acres.

CASE NUMBER RZ-72-88

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

At the regular meeting of the Gwinnett County Board of Commissioners held in the Berkmar High School Cafeteria, 405 Pleasant Hill Road, Lilburn, Georgia.

Present

VOTE

Lillian Webb, Chairman
Ken Suffridge, District 1
Scott Ferguson, District 2
Mike Berg, District 3
Don Loggins, District 4

AYE
AYE
AYE
AYE
AYE

On motion of COMM. SUFFRIDGE, 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 M-1

RZ-2023-004

R7151-039 300 Horizon Dr.
R7150-019 410 Horizon Dr.

by L.S.I., LTD. for the proposed use of OFFICE/WAREHOUSE/DISTRIBUTION/LIGHT INDUSTRIAL CENTER on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on MAY 24, 1988 and objections were filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 24TH day of MAY, 1988 that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office/warehouse/distribution at a minimum of 10 percent office space and a maximum of 40 percent office space. The maximum density for the property shall be 13,000 square feet per acre.
 - B. Limit the height of the buildings to 40 feet.
 - C. Buildings shall be constructed with architectural finishes of brick, stone, stucco or other masonry finishes subject to the approval of the Director of Planning and Development.
 - D. Outdoor storage areas, if any, shall be screened by a wall or 100 percent opaque fence at a minimum of 8 feet in height and constructed of a material compatible with the architectural style of the buildings.

2. To satisfy the following site development considerations:
 - A. Provide a 50-foot natural buffer, undisturbed except for approved utility crossings and replantings with evergreen trees and shrubs to provide an effective visual screen adjacent to any property line where it abuts residentially zoned property.
 - B. Overhead doors and truck loading docks shall not face roadways or any required buffers.
 - C. Outdoor dumpsters shall be screened by a fence or wall constructed of a material compatible with the architectural style of the buildings.
 - D. No more than one curb cut on the south side and three curb cuts on the north side of the proposed parkway, a minimum distance of 500 feet apart measured from centerline to centerline and subject to approval of the Engineering Department.
 - E. Curb cut locations along interior roadways shall be subject to review and approval of the Department of Engineering.
 - F. Design required storm water detention facilities such that they are not located within any required buffers.
 - G. Submit a tree location and preservation plan for the approval of the Development Division. Submit a landscape plan for approval of the Development Division.
 - H. No billboards permitted.
 - I. Sign regulations, parking and landscaping requirements of the 1985 Zoning Resolution shall be met as minimum standards for this development.
 - J. Provide a ten-foot wide landscape strip adjacent to the right-of-way of all public dedicated roads.
3. To abide by the following requirements, dedications and improvements:
 - A. Dedicate at no cost to Gwinnett County, prior to approval of a development permit, 100 feet of right-of-way along the existing Old Peachtree Road.
 - B. Improve the existing Old Peachtree Road as required by the road classification maps and subject to the approval of the Engineering Department.

CASE NUMBER RZ-72-88

- C. Dedicate at no cost to Gwinnett County, prior to approval of a development permit, 100 feet of right-of-way on the internal site road for a distance of 300 feet southeast of its intersection with the proposed parkway and 80 feet of right-of-way for the remainder of the road. The exact road alignment of the internal site road shall be as specified by the Engineering Department.
- D. Dedicate at no cost to Gwinnett County, prior to approval of a development permit, 120 feet of right-of-way for the proposed parkway for a distance of 300 feet west of its intersection with the internal site road and 100 feet of right-of-way for the remainder of the parkway through the subject property. The exact road alignment of the internal site road shall be as specified by the Engineering Department.
- E. Pay the cost of construction of the internal site road and the proposed parkway, as per requirements of the Engineering Department, through the subject property.
- F. Pay the cost of grading and the cost of construction of two through-lanes for the proposed parkway from the subject property to Lawrenceville-Suwanee Road.
- G. The proposed parkway shall be completed to Lawrenceville-Suwanee Road to provide primary access to the subject property prior to the issuance of any occupancy permit.
- H. Participate in the cost of intersection improvements, to include signalization, at the following intersections:
1) Proposed parkway with Lawrenceville-Suwanee Road,
2) Proposed parkway with the realigned Old Peachtree Road, 3) Proposed parkway and the new internal road, and
4) Lawrenceville-Suwanee Road and the new internal road south of the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road.
4. Final site plan is to be submitted to the Planning Commission for review and approval prior to the issuance of a grading permit other than permits associated with the construction of the proposed parkway.

PLANNING 1170

CASE NUMBER RZ-72-88

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

ATTEST:

Charlotte J. Nash
Clerk

RECORDED: 6-16-88

PLANNING

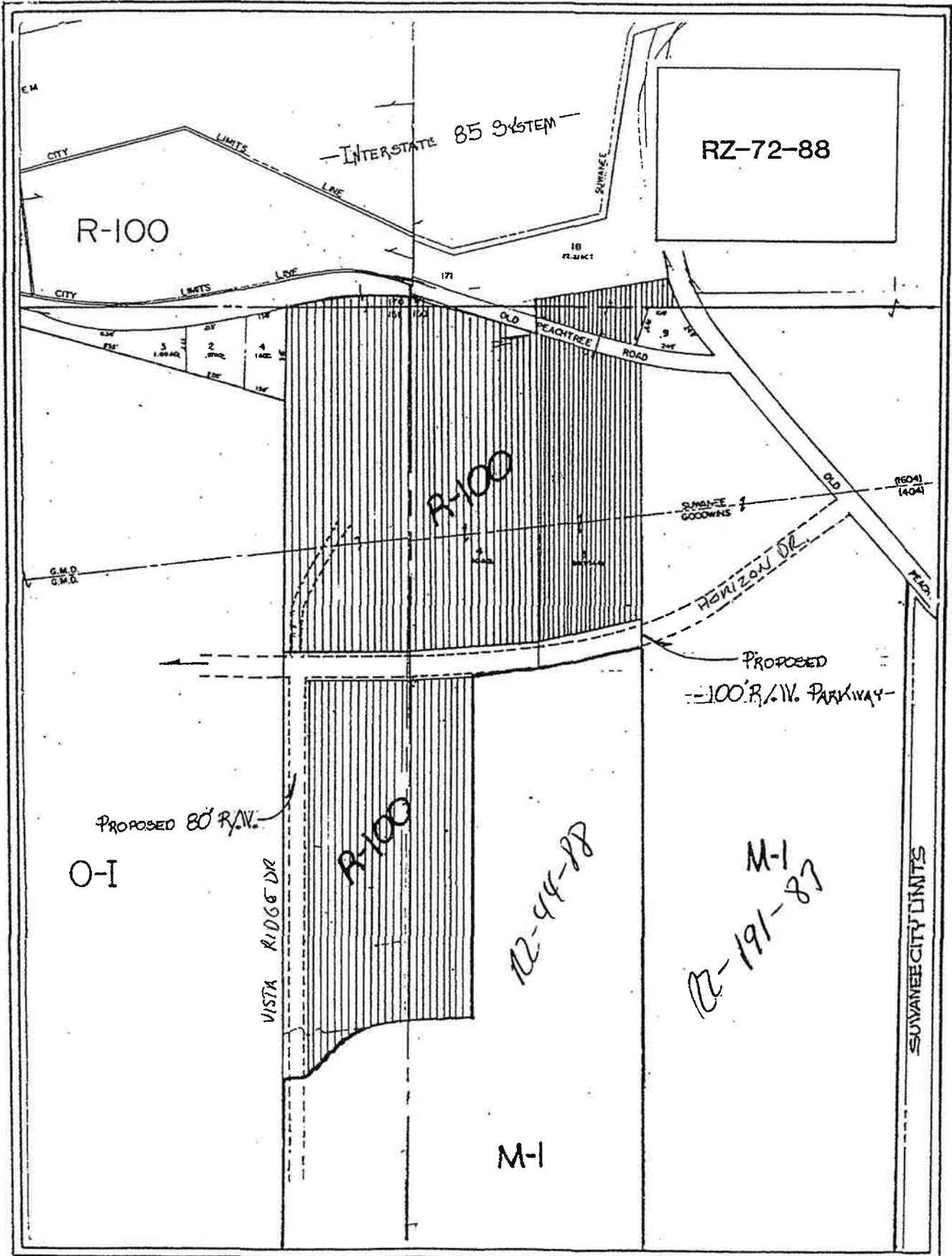
8772

EXHIBIT "C"
LEGAL DESCRIPTION

L.S.I., Ltd.

All that tract or parcel of land lying and being in Land Lots 150, 151, 170 and 171 of the 7th District, Gwinnett County, Georgia being more particularly described as follows:

Beginning at the intersection of Land Lots 150, 151, 170 and 171, thence following the westerly line of Land Lot 151 in a southerly direction a distance of 25± feet to a point, said being located on the southern right-of-way line of Old Peachtree Road and being the TRUE POINT OF BEGINNING; thence following the line of an arc, 161.66 feet in distance with a radius of 1140.064 feet, having a chord bearing of N79°04'31"E a distance of 161.52 feet to a point; thence N83°08'15"E a distance of 100.08 feet to a point; thence N58°13'26"W a distance of 128.12 feet to a point; thence N47°23'42"E a distance of 730.33 feet to a point; thence following the line of an arc 224.17 feet in distance with a radius of 580.71 feet, having a chord bearing of S61°41'25"E a distance of 222.71 feet to a point; thence S59°43'03"W a distance of 157.71 feet to a point; thence S30°12'39"E a distance of 258.18 feet to a point; thence S30°31'29"E a distance of 913.22 feet to a point; thence following the line of an arc 634.54 feet in distance with a radius of 1237.27 feet, having a chord bearing of S47°39'16"W a distance of 627.60 feet to a point; thence S30°31'34"E a distance of 1108.44 feet to a point; thence S60°10'29"W a distance of 576.9 feet to a point; thence S05°39'06"W a distance of 318.14 feet to a point; thence N30°22'44"W a distance of 2376.93 feet to a point, said point being located on the southern right-of-way line of Old Peachtree Road; thence continuing along said right-of-way, N49°24'30"E a distance of 159.79 feet to a point; thence following the line of an arc 223.62 feet in distance with a radius of 500.403 feet, having a chord bearing of N62°12'39"E a distance of 221.77 feet to a point; thence N75°00'48"E a distance of 121.71 feet to a point, said point being the TRUE POINT OF BEGINNING.



7th Dist. L.L. 150

PLANNING BOOK 11

1148

CASE NUMBER RZ-95-90

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

Present

VOTE

Lillian Webb, Chairman
W. J. Dodd, District 1
Scott Ferguson, District 2
J. Curtis McGill, District 3
Don Loggins, District 4

AYE
AYE
ABSENT
AYE
AYE

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to M-1

RZ-2023-005

R7151-046 90 Horizon Dr.
R7151-047 100 Horizon Dr.

CASE NUMBER RZ-95-90

by WEEKS HORIZON CORPORATION for the proposed use of
LIGHT INDUSTRY/DISTRIBUTION 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 HOME WEEKLY, the Official News Organ of Gwinnett County;
and

WHEREAS, a public hearing was held by the Gwinnett
County Board of Commissioners on SEPTEMBER 25, 1990
and objections were NOT filed;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County
Board of Commissioners this the 25TH day of SEPTEMBER,
1990 that the aforesaid application to amend the Official Zoning
Map from C-2 to M-1 is hereby
APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office/warehouse/distribution and light manufacturing or assembly. The maximum density for the property shall be 20,000 square feet per gross acre.
 - B. Buildings shall be constructed with architectural finishes of brick, stone, stucco or other masonry finishes, or other alternative materials subject to the approval of the Director of Planning and Development.
 - C. Outdoor storage areas shall not be located in the front yard and shall be screened by a wall or 100-percent opaque fence at a minimum of six feet in height.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip adjacent to the right-of-way of all public dedicated roads.

PLANNING BOOK 11 1150

CASE NUMBER RZ-95-90

- B. Overhead doors and truck loading docks shall not face Horizon Drive.
 - C. Outdoor dumpsters shall be located within the truck loading and unloading area or be screened by a fence or wall.
 - D. Curb cut number and locations along internal roadways shall be subject to review and approval of the Gwinnett Department of Transportation.
3. To abide by the following requirements, dedications and improvements:
- A. Pay the cost of construction of the internal site road (Crestridge Drive), as per requirements of the Gwinnett County Department of Transportation, adjacent to the subject property.
 - B. Signalization improvements will include payment of funds at the time of installation for the following:
 - 1. One hundred percent of the cost of signalization at Horizon Drive and its intersection with any internal site road (Crestridge Drive), if proven necessary by a traffic impact study, on or before the approval of the last development permit to be located on the internal roadway.
 - C. Escrow funds with the Gwinnett County Department of Transportation within 30 days of the award of a contract for improvements to Lawrenceville-Suwanee Road for the following road improvements:
 - 1. Pay the cost, not to exceed \$10,000, for an additional left turn lane on southbound Lawrenceville-Suwanee Road (State Route 317) at its intersection with Horizon Drive.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Lillian Webb
Lillian Webb, Chairman

Date Signed: 10-4-90

ATTEST:

Barbara A. Brown
Clerk

RZ-95-90

1

1151

TRACT A

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 151 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at the intersection of Land Lots 151, 152, 169 and 170; thence South 89 degrees 55 minutes 22 seconds East a distance of 45.25 feet to a point on the southerly right-of-way of Old Peachtree Road; thence South 35 degrees 58 minutes 18 seconds East a distance of 676.48 feet to the TRUE POINT OF BEGINNING; thence North 51 degrees 03 minutes 04 seconds East a distance of 926.41 feet to a point; thence South 40 degrees 57 minutes 21 seconds East a distance of 364.75 feet to a point on the northerly right-of-way of Horizon Drive; thence continuing along the northerly right-of-way of Horizon Drive along a curve to the left an arc distance of 387.41 feet said arc being subtended by a chord bearing South 53 degrees 16 minutes 46 seconds West for a distance of 387.32 feet with a radius of 4980.73 feet) to a point; thence continuing along said right-of-way South 51 degrees 03 minutes 04 seconds West a distance of 570.34 feet to a point; thence North 35 degrees 58 minutes 18 seconds West a distance of 349.94 feet to the TRUE POINT OF BEGINNING; said parcel containing 7.599 acres more or less.

RZ-95-90

CASE NUMBER CZ-93-006

BOARD OF COMMISSIONERS
GWINNETT COUNTY
LAWRENCEVILLE, GEORGIA
RESOLUTION

READING AND ADOPTION:

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

<u>Present</u>	<u>VOTE</u>
Wayne Hill, Chairman	<u>AYE</u>
Tommy Hughes, District 1	<u>AYE</u>
Doug Williamson, District 2	<u>AYE</u>
Judy Waters, District 3	<u>AYE</u>
Renee Unterman, District 4	<u>AYE</u>

On motion of COMM. HUGHES, 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 HS to C-2 by GWINNETT COUNTY for the proposed use of

GENERAL BUSINESS

on a tract of land described by the attached legal description, which

RZ-2023-006

- R7152-171 205 Old Peachtree Rd.
- R7152-170 185 Old Peachtree Rd.
- R7152-182 175 Old Peachtree Rd.

PLANNING BOOK 14

CASE NUMBER CZ-93-006

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 POST-TRIBUNE, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on July 27, 1993, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 27th day of July, 1993, that the aforesaid application to amend the Official Zoning Map from HS to C-2 is hereby APPROVED subject to the following enumerated conditions:

1. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip outside any dedicated right-of-way.
 - B. No billboards are permitted.
 - C. Dumpsters shall be screened by a fence or wall.
 - D. Buildings shall be finished with architectural treatments of glass and/or brick, stone, stucco or other masonry finish; or submit alternate architectural plans for approval of the Planning Commission prior to issuance of a building permit.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: F. Wayne Hill
F. Wayne Hill, Chairman

Date Signed: 8-17-93

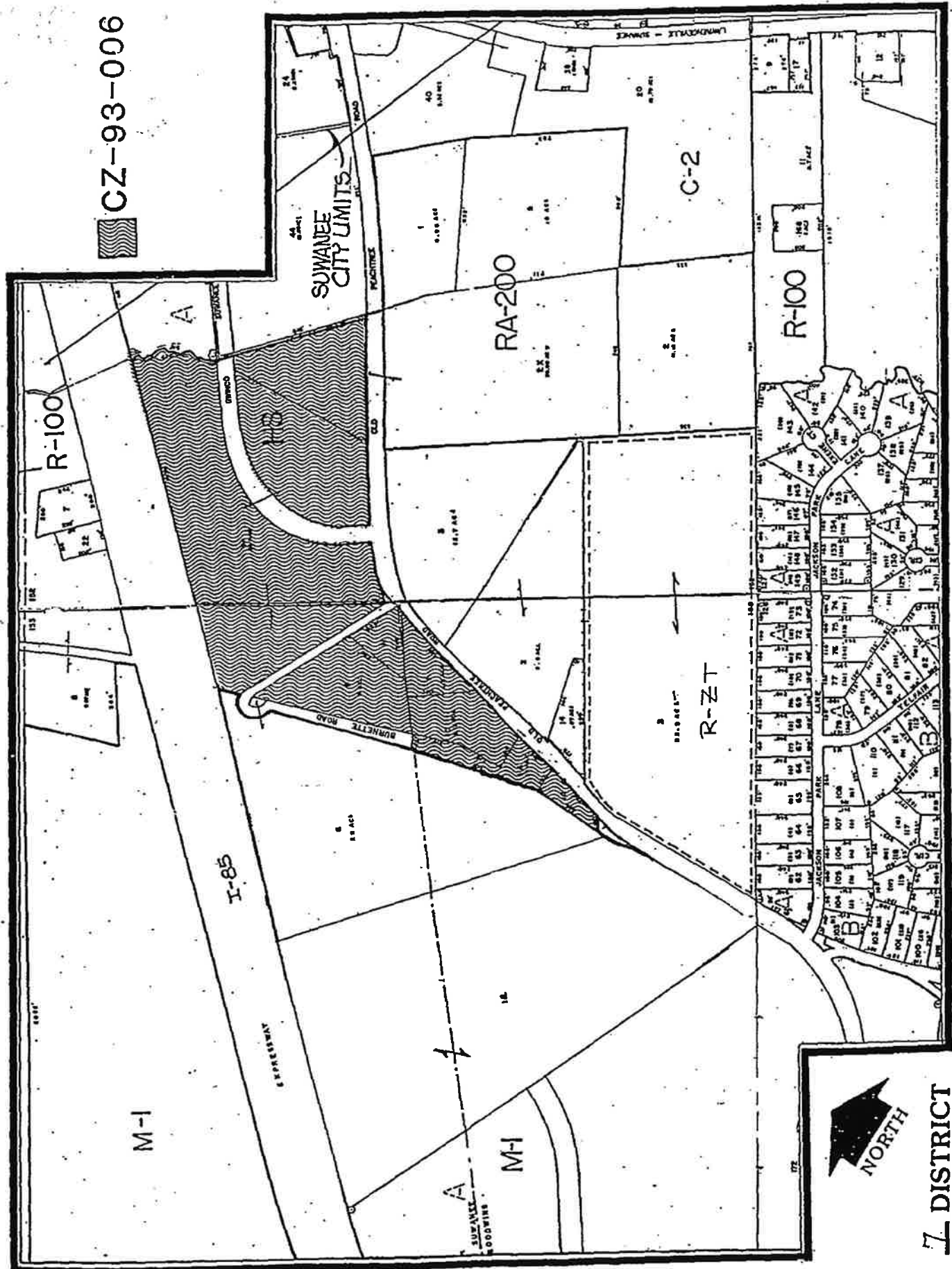
ATTEST:

Barbara G. Power
Clerk

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PARCEL(S) 1, 1A, 9, 10, 11 AND 16 OF LAND LOT 153, AND BEING IN PARCEL(S) 4A AND PART OF 2X OF LAND LOT 152, OF THE SEVENTH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON THE ATTACHED MAP AS CASE NUMBER CZ-93-006.

CZ-93-006



7 DISTRICT

CASE NUMBER SUP-04-031

BOARD OF COMMISSIONERS

GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

RESOLUTION

READING AND ADOPTION:

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

<u>Present</u>	VOTE
Wayne Hill, Chairman	<u>AYE</u>
Marcia Neaton, District 1	<u>AYE</u>
Albert Nasuti, District 2	<u>AYE</u>
John Dunn, District 3	<u>AYE</u>
Kevin Kenerly, District 4	<u>AYE</u>

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

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

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

RZ-2023-007

R7152-184 105 Old Peachtree Rd.

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on APRIL 27, 2004 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 4TH day of MAY, 2004 that the aforesaid application for a Special Use Permit is hereby APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Commercial/retail and accessory uses which may include a mini-warehouse storage facility as a special use. Truck or trailer rentals shall be prohibited on the property.
 - B. All building elevations that face the perimeter of the property shall be finished with brick, stacked stone, stucco or glass. Roll-up doors shall not face Old Peachtree Road.
 - C. Outdoor storage, including recreational vehicles and boats, shall be prohibited.
2. To satisfy the following site development considerations:
 - A. Provide a minimum 10-foot wide landscape strip outside the dedicated right-of-way of Old Peachtree Road, supplemented with a decorative wrought-iron style fence with brick or stacked stone columns along the entire frontage of Old Peachtree Road.
 - B. Provide 5-foot wide landscape strips adjacent to all interior property lines. ,

- C. All utilities shall be placed underground.
 - D. Ground signs shall be limited to monument-type with brick base (minimum 2 feet in height) matching the buildings, not to exceed 10-feet in height.
 - E. Natural vegetation shall remain on the property until the issuance of a development permit.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed inward so as not to shine directly into adjacent and nearby residential properties.
 - G. Dumpsters shall be screened by an opaque brick wall with gate enclosures.
 - H. Oversized signs shall be prohibited.
 - I. Locate all stormwater detention facilities outside all required landscape strips.
 - J. Temporary signs shall be prohibited. No banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. No decorative balloons shall be displayed on the site.
 - K. Any security fencing shall be black vinyl-coated chain link. Fencing along the Old Peachtree Road frontage shall be decorative wrought-iron style fencing with brick or stacked stone columns spaced 30 feet on center.
3. To abide by the following requirements, dedications, and improvements:
- A. Dedicate at no cost to Gwinnett County all necessary right-of-way and easements for the future construction of a greenway, path/trail through the property in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval of the Gwinnett Department of Community Services.

CASE NUMBER SUP-04-031

- B. Prior to the issuance of a Development Permit, donate all necessary right-of-way and easements required for the extension of McGinnis Ferry Road and improvements to Old Peachtree Road and Gwinco Boulevard per concept plans on file with the Gwinnett Department of Transportation (Project # 4101.)

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: _____

F. Wayne Hill
F. Wayne Hill, Chairman

Date Signed: _____

June 18, 2004

ATTEST:

Brenda Maddox
County Clerk

SPACEAGE STORAGE

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in
Land Lot 157, 7th District, Gwinnett County, Georgia.
And being more particularly described as follows:

COMMENCING at the intersection of the southwestern right of way
of Lawerenceville Road and northerly right of way of Gwinco Boulevard
(right of way varies), thence 610.25 feet along said right of way of
Gwinco Boulevard to a point,
THENCE South 38 degrees 29 minutes 00 seconds East for
a distance of 339.88 feet to a point, said point being the **POINT OF BEGINNING**.

THENCE South 38 degrees 29 minutes 00 seconds East for a
distance of 339.87 feet to a point on the westerly right of way of
Old Peachtree Road.

THENCE South 51 degrees 35 minutes 48 seconds West for a
distance of 76.68 feet

THENCE along a curve to the right having a radius of 2116.50
feet and an arc length of 303.12 feet, being subtended by a chord
of South 55 degrees 41 minutes 59 seconds West for a distance of
302.86 feet

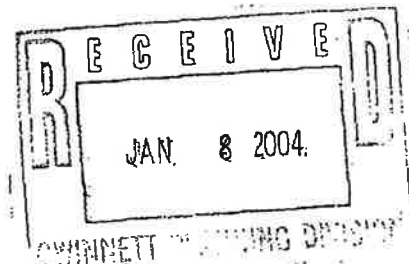
THENCE South 38 degrees 29 minutes 00 seconds West for a
distance of 336.41 feet

THENCE North 51 degrees 26 minutes 50 seconds East for a
distance of 485.16 feet to a point, said point being the
POINT OF BEGINNING.

Together with and subject to covenants, easements, and
restrictions of record.

Said property contains 3.78 acres more or less.

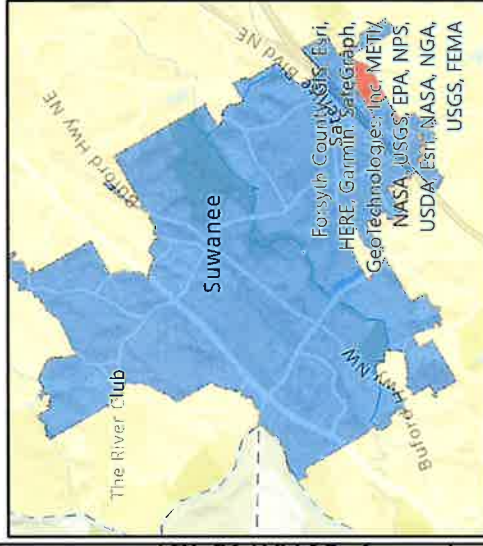
SUP 04 031



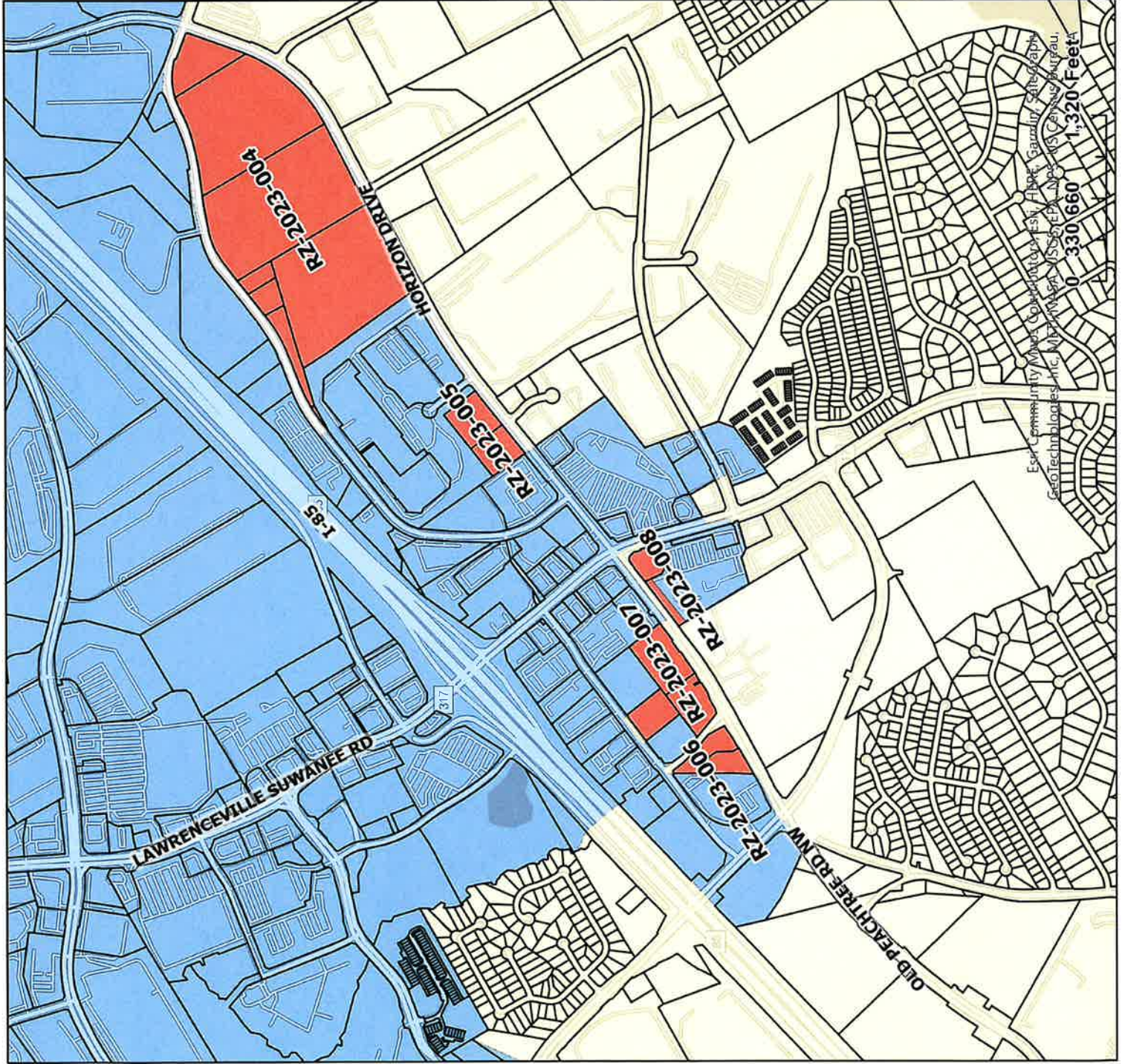
I-85 Annexation

Legend

- Unincorporated Gwinnett
- City Limits
- Horizon Annexation Area



Printed 5/8/23






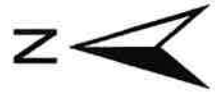
Esri Community by Moore Corporation, Esri, Fossyle County GIS, Esri, HERE, Garmin, Satelgraph, Geotechnologies, Igc, METI, NASA, USGS, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

0 330 660
1:320 Feet

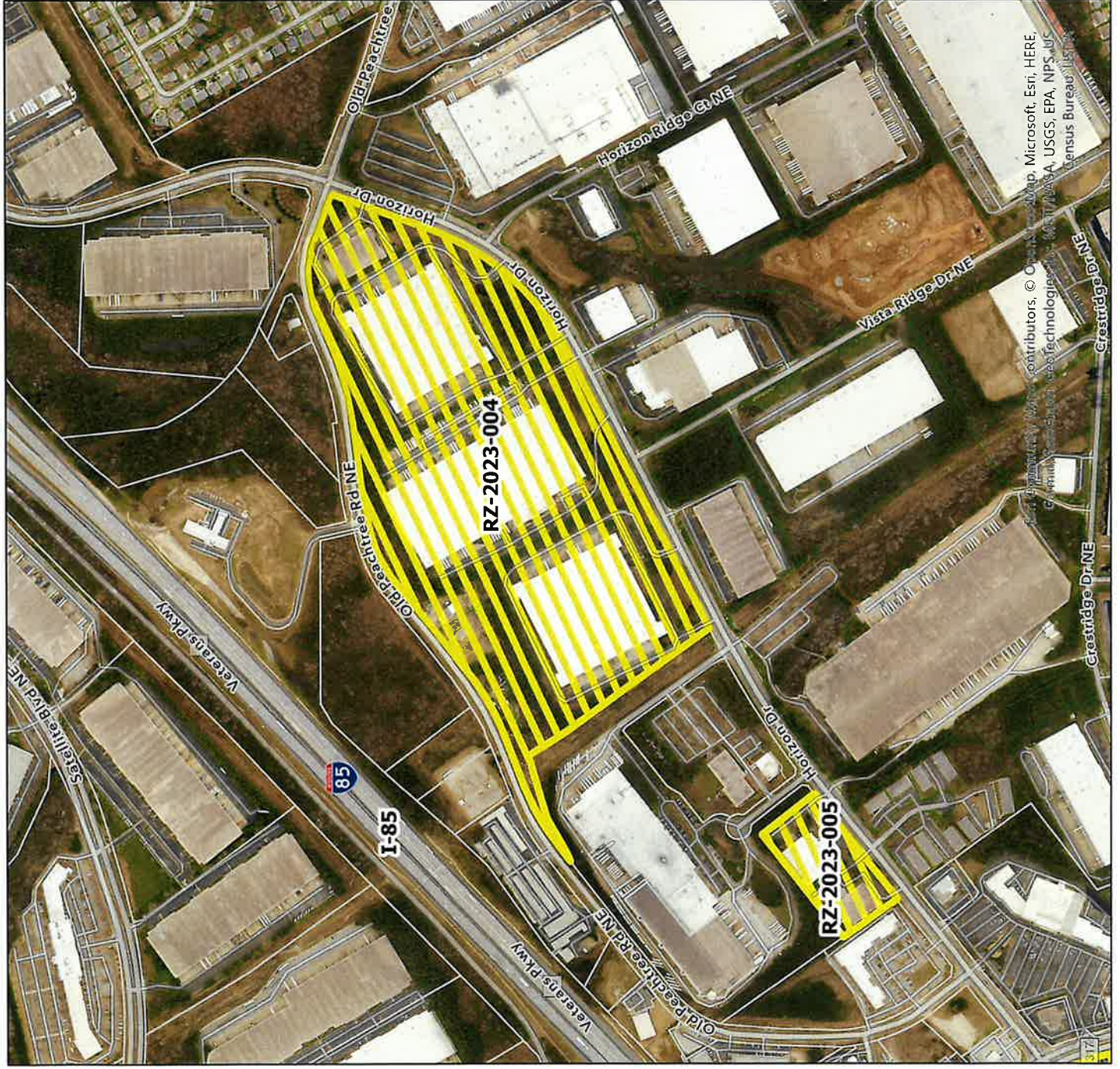
Location Map RZ-2023-004 & RZ-2023-005

Legend

-  Subject Property
-  City Parcels
-  City Limits






0 375 750 1,500 Feet



Contributors: Microsoft, Esri, HERE,
DeLorme, Swire, OpenStreetMap, USGS, EPA, NPS, MFC,
Google, IGN, the Technology Source, SBA, FEMA, USGS, NPS, MFC,
Gensius Bureau of USGS

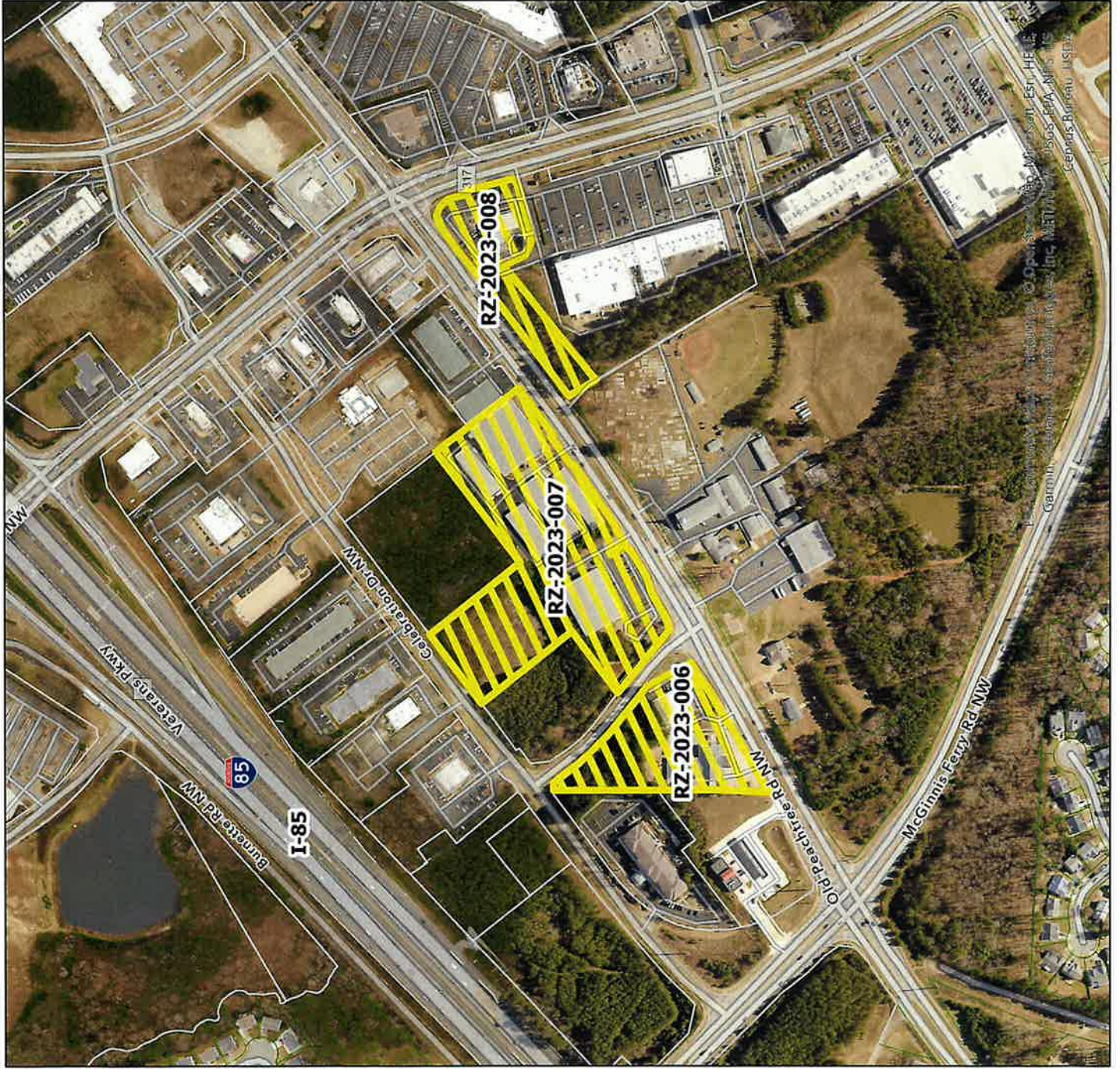
Location Map RZ-2023-006, RZ-2023-007 & RZ-2023-008

Legend

-  Subject Property
-  City Parcels
-  City Limits



0 240 480 960 Feet



Zoning Map RZ-2023-004 & RZ-2023-005

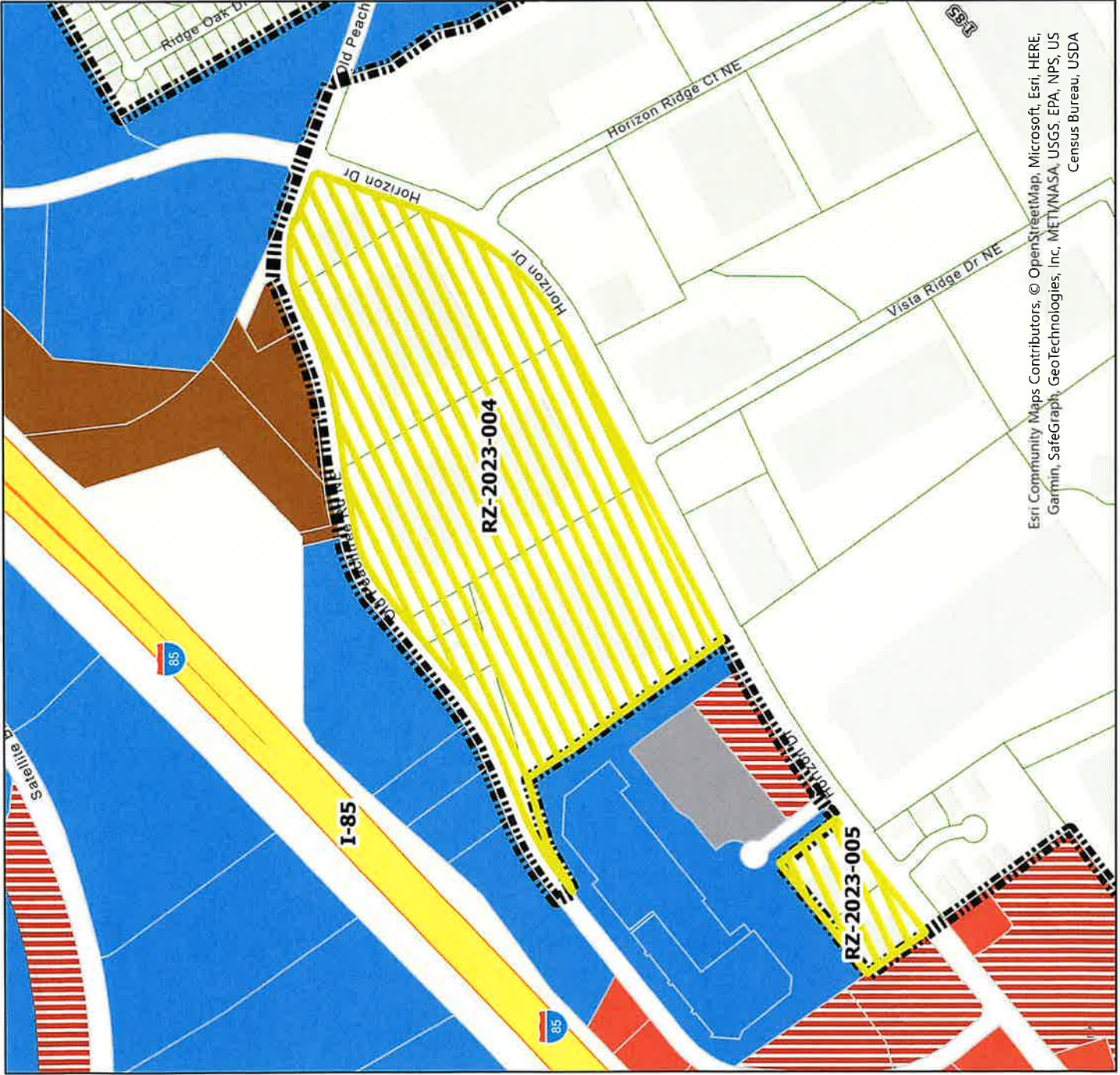
Legend

Subject Property

City Limits

ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8



Zoning Map RZ-2023-006, RZ-2023-007 & RZ-2023-008

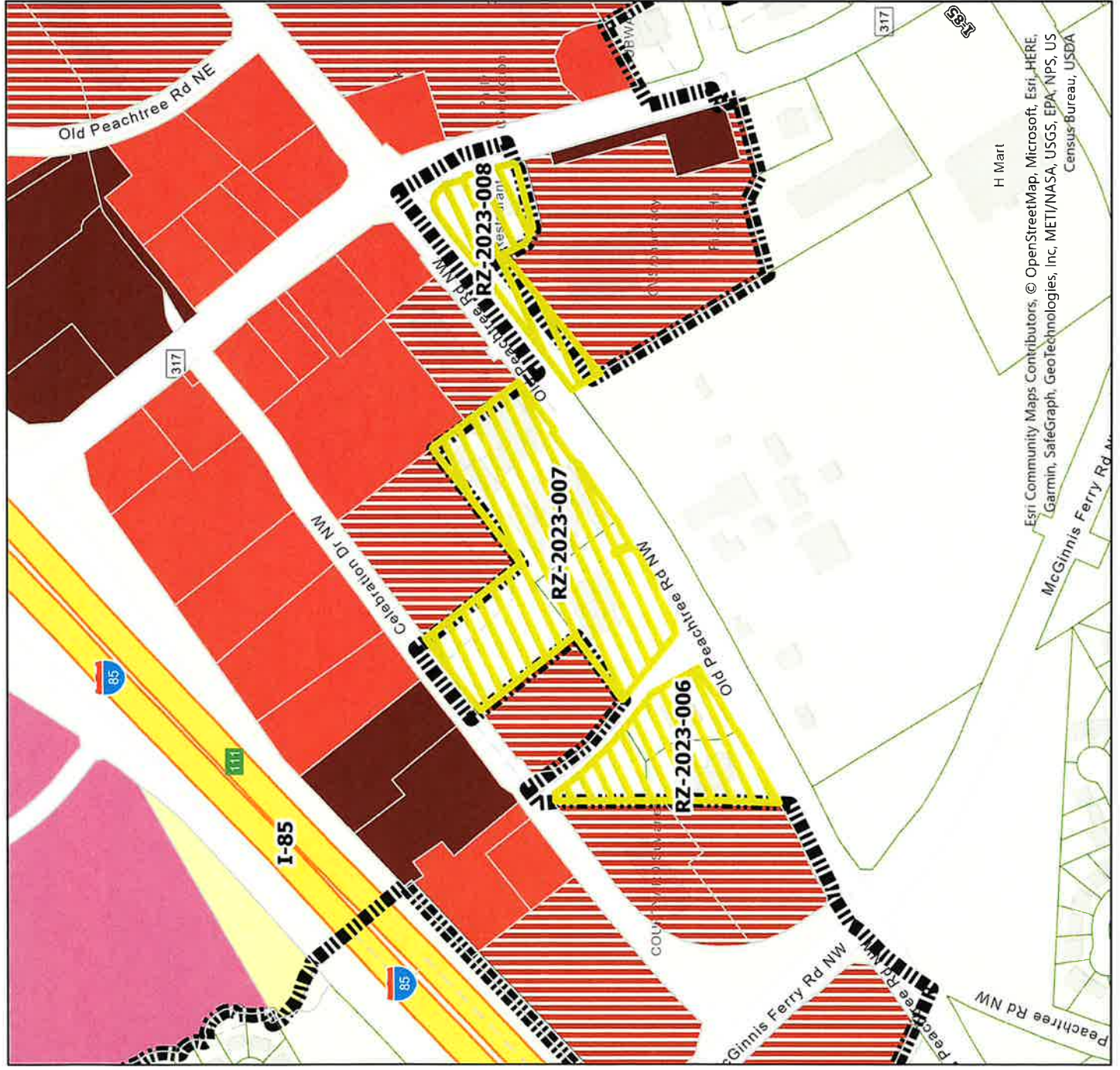
Legend

Subject Property

City Limits

ZONING

C-1	C-2	C-2A	C-3	GCA	IRD	M-1	OI	OTCD	PMUD	R-100	R-140	R-75	R-85	RM6	RM8
-----	-----	------	-----	-----	-----	-----	----	------	------	-------	-------	------	------	-----	-----



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

