CASE NUMBER RZC2016-00017
GCID 2016-0826

GWINNETT COUNTY

BOARD OF COMMISSIONERS

LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: DECEMBER 20, 2016

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

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of Commissioner COMM. HEARD, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from RA-200 to O-I by SATILLA CAPITAL PARTNERS for the proposed use as a CONGREGATE PERSONAL CARE HOME on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 6, 2016 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from RA-200 to O-I is hereby **APPROVED** with the following enumerated conditions:

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

   A. Professional office and institutional uses, which may include a Congregate Personal Care Home, assisted living, memory care, nursing home care, or independent living, (hereinafter, collectively defined as "Senior Residential Use") as a special use. The personal care home may contain a maximum of 125 units.

   B. Buildings shall be finished with architectural treatments of glass, brick and/or stacked stone on all sides (stucco may only be used as an accent material). The front, sides, and rear facades shall incorporate changes in building material, texture, and color, and incorporate features such as colonnade openings, decorative tower features, and/or recessed panels reminiscent of windows and doors. The building shall have interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale. Final building elevations shall be submitted for review by the Director of Planning and Development.

   C. The principal entry area of the building shall be articulated and express greater architectural detail than other portions of the building. Entries shall include at least one of the following or similar architectural elements: overhangs, canopies, recesses/projections, columns, arches, integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

   D. Architectural design should reflect the visual character of the surrounding areas and have an appropriate transition or step-down of building scale to adjacent residential uses and along Gravel Springs Road and Brown Road, in accordance with UDO Design Guidelines, to reduce and mitigate any potential adverse visual impacts.

   E. Where not in conflict with other conditions stated herein, abide by all requirements of UDO Section 220-30 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance application.

   F. The personal care home facility grounds shall include common gardens, patios, gazebos, benches, and pocket parks, and pedestrian connectivity to the adjacent senior community.

   G. Final architectural landscaping and site plans shall be subject to review and approval of the Director of Planning and Development.

2. To abide by the following site development considerations:

   A. Provide 25-foot wide landscape strips adjacent to all street rights-of-way.

   B. Provide a 50-foot wide landscaped buffer adjacent to the side and rear property lines abutting adjacent properties in accordance with Chapter 610 of the Unified Development Ordinance, except on property and entrances adjacent to the residential streets and where facing the adjacent senior development. If developed for anything other than senior residential uses, applicable Unified Development Ordinance buffer requirements shall apply. The buffer on the front of the property line may include the 25-foot landscaped strip required for that property line. No pine trees shall be allowed in any required landscape area or buffer.

   C. Landscape strips shall contain a combination of at least two of the following to provide a minimum of three levels of scale: vegetative ground cover, herbaceous ornamentals, and low to mid-level shrubs in addition to a combination of large canopy trees. Tree placement may be grouped and staggered rather than following a regulated line along the road frontage. Plantings shall be in compliance with Chapters 620 and 630 of the UDO.

   D. A minimum of 10-feet of the required 25-foot landscape strip shall be located behind utility easements so that plant material will not be disturbed after installment.

   E. The 25-foot landscape strip along Gravel Springs Road shall include, in addition to plantings, a six-foot high decorative black metal fence with brick/stacked stone columns evenly spaced which is linked to the main entrance monument. The fence and columns shall complement the building's architectural treatment. The fence and monument entrance shall include landscaping features and a split-drive entrance consistent with the exhibits submitted on December 6, 2016.

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

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

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

   I. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs

required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.

J. Dumpsters or trash compactors shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.

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

L. Billboards, oversized signs, and cell towers shall be prohibited.

M. Outdoor storage shall be prohibited.

N. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.

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

P. Provide five-foot wide sidewalks adjacent to all rights-of-way and into and throughout the development facility grounds per UDO Section 900-90. The senior development and adjacent senior residential development shall provide and promote walkability and pedestrian connectivity between the two properties.

Q. All utilities shall be placed underground.

R. All grass areas shall be sodded.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 1/5/17

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk

Legal Description: Tract 4

All that tract or parcel of land lying and being in Land Lot 143, 7th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a rock found that the Land Lot Corner common with Land Lots 136, 137, 142 & 143, aforementioned district, thence North 32°48'48" West, a distance of 678.21 feet to an iron pin found (1/2" rebar) on the southwestern right-of-way of Gravel Springs Road, a.k.a. State Route 324 (R/W Varies) and the ***True Point of Beginning***; thence leaving said right-of-way and along the property now or formerly belonging to Gary D. Brown & Cecil Breedlove South 00°10'27" East, a distance of 319.06 feet to an iron pin found (3/4" open top pipe); thence along the property now or formerly belonging to Jerry Brown & Barbara Brown South 13°49'51" West, a distance of 259.88 feet to an iron pin found (1" open top pipe); thence along the properties now or formerly belonging to Su-Tzu Huang and ACM Satilla LN V, LLC North 71°18'33" West, a distance of 520.43 feet to a point; thence into the property now or formerly belonging to Ronald Cropper, William C. Cropper, Nancy Evans & Cathy Cropper North 13°17'45" West, a distance of 153.85 feet to a point; thence North 31°42'15" East, a distance of 553.07 feet to a point on the southwestern right-of-way of said Gravel Springs Road; thence along said right-of-way 67.49 feet along the arc of a curve to the right having a radius of 6608.36 feet and a chord bearing and distance of South 57°02'41" East 67.49 feet to a concrete monument found; thence South 33°14'52" West, a distance of 13.00 feet to a concrete monument found; thence South 56°01'19" East, a distance of 300.70 feet to the ***True Point of Beginning.***

Said tract contains 7.000 acres.

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