



December 22, 2025

Gary Mills  
LCR Group, Inc.  
[gary.mills@harrynorman.com](mailto:gary.mills@harrynorman.com)

**RE: Zoning Certification of Property Located at Mink Livsey Road (R4335 007)**

Dear Gary Mills:

This letter is to certify that the property referenced above is zoned OSC (Open-Space Conservation District).

The property was zoned OSC, pursuant to RZR2020-00047. This property is not located within the an Overlay District. Please reference the enclosed approved set of conditions pertaining to the subject property, as well as applicable sections of the [Gwinnett County Unified Development Ordinance](#).

If you have any questions, please feel free to contact the Planning and Development Department at [P&D-PlanningZoning@GwinnettCounty.com](mailto:P&D-PlanningZoning@GwinnettCounty.com) or by phone at 678.518.6000.

*Please be advised that the above in no way implies that the site is suitable or grants permission to physically construct the referenced use. Additional requirements as set forth by the Gwinnett County Unified Development Ordinance, conditions of zoning and other applicable codes, as may be required, must be satisfied and are factors that ultimately determine viable land use.*

Sincerely,

*Lori Stoica*

Lori Stoica, Planner I  
Planning Division

Attachment: RZR2020-00047

CASE NUMBER RZR2020-00047  
GCID 2020-1226

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: DECEMBER 15, 2020

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

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

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

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

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

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

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on DECEMBER 15, 2020 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 15<sup>th</sup> day of DECEMBER 2020, that the aforesaid application to amend the Official Zoning Map from R-100 to OSC is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Single-family detached dwellings and accessory uses and structures, not to exceed 45 lots.
  - B. The minimum heated floor area per dwelling unit shall be 2,200 square feet for single-story dwellings and 2,400 square feet for two-story dwellings.
  - C. Homes shall be constructed with front façades of primarily brick or stacked stone. The balance of the home may be the same, or of fiber-cement siding or shake with a minimum two-foot high brick or stacked stone water table.
  - D. All dwellings shall have at least a double-car garage.
2. To satisfy the following site development considerations:
  - A. A 50-foot wide conservation space strip shall be provided around the perimeter of the property where adjacent to residentially zoned property.
  - B. The frontage and project entrance on Mink Livsey Road shall be landscaped by the developer and maintained by the Homeowners Association. Entrance shall include a decorative masonry entrance feature. Landscape and entrance feature plans shall be subject to review and approval by the Director of Planning and Development.
  - C. Natural vegetation shall remain on the property until the issuance of a development permit.

- D. All grassed areas on dwelling lots shall be sodded.
- E. All utilities shall be placed underground.
- F. Building lots and stormwater facilities shall not be located within any required conservation strip, stream buffer, or accompanying impervious surface setback area.
- G. Provide an eight-foot privacy fence along the R-100 property line to the west.
- H. The development's Homeowners Association shall maintain the privacy fence.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 12/17/20

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 335, 4<sup>th</sup> District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the rebar found at the Northern Property line and the Southerly right of way line of Mink Livsey Road, (variable right of way width), said point being the TRUE POINT OF BEGINNING;

Thence traveling along the Northern property line **South 72 degrees 25 minutes 36 seconds West** a distance of **597.669** feet; Thence **South 72 degrees 23 minutes 27 seconds West**, a distance of **362.080** feet; Thence, **South 72 degrees 10 minutes 14.00 seconds West**, a distance of **549.400** feet to a point; Thence, **South 29 degrees 07 minutes 10.00 seconds East**, a distance of **600.930** feet to a point on the centerline of the creek; Thence, **North 46 degrees 29 minutes 41.00 seconds East**, a distance of **15.99** feet; Thence, **South 62 degrees 11 minutes 31.00 seconds East**, a distance of **49.110** feet to a point; Thence, **North 83 degrees 47 minutes 31.00 seconds East**, a distance of **8.890** feet to a point; Thence, **North 13 degrees 29 minutes 13.00 seconds East**, a distance of **11.020** to a point; Thence, **North 8 degrees 01 minutes 7.00 seconds West**, a distance of **22.050** feet to a point; Thence, **North 37 degrees 06 minutes 26.00 seconds East**, a distance of **6.140** feet to a point; Thence, **South 73 degrees 47 minutes 27.00 seconds East**, a distance of **14.480** feet to a point; Thence, **South 72 degrees 39 minutes 45.00 seconds East**, a distance of **19.970** feet to a point; Thence, **South 73 degrees 01 minutes 51.00 seconds East**, a distance of **13.700** feet to a point; Thence, **North 84 degrees 15 minutes 43.00 seconds East**, a distance of **29.670** feet to a point; Thence, **North 80 degrees 38 minutes 22.00 seconds East**, a distance of **48.00** feet to a point; Thence, **North 78 degrees 05 minutes 21.00 seconds East**, a distance of **16.110** feet to a point; Thence, **North 89 degrees 56 minutes 33 seconds East**, a distance of **6.610** feet to a point; Thence, **North 6 degrees 56 minutes 07.00 seconds East**, a distance of **16.310** feet to a point; Thence, **North 82 degrees 05 minutes 45.00 seconds East**, a distance of **11.800** feet to a point; Thence, **South 75 degrees 55 minutes 19.00 seconds East**, a distance of **24.040** feet to a point; Thence, **South 22 degrees 06 minutes 17.00 seconds East**, a distance of **13.190** feet to a point; Thence, **North 45 degrees 12 minutes 51.00 seconds East**, a distance of **22.630** feet to a point; Thence, **South 79 degrees 48 minutes 43.00 seconds East**, a distance of **34.780** feet to a point; Thence, **North 84 degrees 57 minutes 03.00 seconds East**, a distance of **24.770** feet to a point; Thence, **South 60 degrees 29 minutes 17.00 seconds East**, a distance of **24.760** feet to a point; Thence, **South 87 degrees 16 minutes 26.00 seconds East**, a distance of **24.360** feet to a point; Thence, **North 33 degrees 57 minutes 06.00 seconds West**, a distance of **8.990** feet to a point; Thence, **North 3 degrees 42 minutes 44.00 seconds East**, a distance of **21.330** feet to a point; Thence, **South 74 degrees 21 minutes 40.00 seconds East**, a distance of **35.200** feet to a point; Thence, **North 61 degrees 53 minutes 01.00 minutes East**, a distance of **46.960** feet to a point; Thence, **South 89 degrees 19 minutes 54.00 seconds East**, a distance of **24.920** feet to a point; Thence, **North 46 degrees 04 minutes 01.00 seconds East**, a distance of **19.500** feet to a point; Thence, **South 82 degrees 50 minutes 55 seconds East**, a distance of **8.120** feet to a point; Thence, **South 33 degrees 32 minutes 05.00 seconds East**, a distance of **12.070** feet to a point; Thence, **North 70 degrees 19 minutes 56.00 seconds East**, a distance of **9.170** feet to a point; Thence, **North 36 degrees 19 minutes 31.00 seconds East**, a distance of **16,720** feet to a point; Thence, **North 53 degrees 25 minutes 43.00 seconds East**, a distance of **31.420** feet to a point; Thence, **South 48 degrees 14 minutes 30.00 seconds East**, a distance of **5.810** feet to a point; Thence, **South 75 degrees 02 minutes 44.00 seconds East**, a distance of **16.670** feet to a point; Thence, **North 29 degrees 30 minutes 42.00 seconds East**, a distance of **27.740** feet to a point; Thence, **North 58 degrees 46 minutes 56.00 seconds East**, a distance of

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**241.540** feet to a point; Thence, **North 70 degrees 16 minutes 33.00 seconds East**, a distance of **335.850** feet to a point on the right of way line of Mink Livsey Road; Thence following the right of way line of Mink Livsey Road **North 4 degrees 35 minutes 20.00.seconds East**, a distance of **472.180** feet to a point; Thence, along the right of way line with the curvature, a distance of **154.38** feet, said counter clockwise arc having a radius of **2054.21** feet and being subtended by a chord bearing and distance of **North 02 degrees 26 minutes 10 seconds East**, a distance of **154.34** feet to a point with a rebar found, said rebar being the TRUE POINT OF BEGINNING.

Containing **18.9** acres, more or less.

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