

**TRADE NAME**

-s- Lindsay Sawhney  
NOTARY PUBLIC/DEPUTY  
CLERK  
-s- TIANA P. GARNER  
Filed in Office  
Clark Superior Court  
Gwinnett County, GA  
2023 MAR 10  
933-98225 3/29,4/5,2023

**ZONING**

**NOTICE**

Notice is hereby given that the City of Buford will hold a public hearing to evaluate an amendment to its Zoning Ordinance concerning **Section 1308 C-2 General Business District**, Special Uses, 30, Liquor Stores to modify population requirements and other provisions. The City of Buford Planning Commission will make recommendation on such amendment on **Tuesday, April 11, 2023 at 7:00 p.m.**, at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. A public hearing and Commission Meeting to discuss and pass upon the proposed amendment will be held on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518. 97543 3/5,22,29,4/5,12,19,26,2023

The City of Buford Planning and Zoning Board will meet on **Tuesday, April 11, 2023 at 7:00 p.m.**, at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518, and the Buford City Commission will meet on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request at 467 Thunder Road from RM to R-100 for Clair Investment Properties & Interior Designs, L.L.C. 97725 3/22,29,4/5,12,19,26,2023

The City of Buford Planning and Zoning Board will meet on **Tuesday, April 11, 2023 at 7:00 p.m.**, and the Buford City Commission will meet on **Monday, May 1, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a special use permit at 115 East Main Street, Suite C12 for Across The Bridge, Inc. The special use permit requested is to allow for meetings and events. 97726 3/22,29,4/5,12,19,26,2023

The City of Buford Zoning Board of Appeals will meet on **Monday, April 17, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 3104 Buford Highway for Jason Jackson. The variance requested is to reduce the front setback on Buford Highway from 50 feet to 23 feet and to reduce the front setback along Thunder Road from 50 feet to 21 feet. 934 97966 3/29,4/5,12, 2023

The City of Buford Zoning Board of Appeals will meet on **Monday, April 17, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 406 East Main Street (Olde Town Estate) for Denise Harris. The variance requested is to encroach into the 50-foot undisturbed stream buffer. 934 98059 4/5,12,19, 2023

The City of Buford Zoning Board of Appeals will meet on **Monday, April 17, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1901 Peachtree Industrial Boulevard for MK Estate, LLC. The variance requested is to allow tall concrete construction. 934 97964 3/29,4/5,12, 2023

The City of Buford Zoning Board of Appeals will meet on **Monday, April 17, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 1940 Martins Way for Alani Ramos. The variance requested is to allow a swimming pool in the side yard. 934 97963 3/29,4/5,12, 2023

The City of Buford Zoning Board of Appeals will meet on **Monday, April 17, 2023 at 7:00 p.m.** at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a variance request at 49 Cloud Street for Jeff & Rachel Webb. The variance requested is to reduce the lot size from 18,861.48 square feet to 16,026 square feet. 934 97965 3/29,4/5,12, 2023

**NOTICE OF PUBLIC HEARING**  
The City of Peachtree Corners Planning Commission will hold a public hearing at City Hall, 310 Technology Parkway, Peachtree Corners, Georgia, beginning at **7:00 PM on April 18, 2023** to consider the following: **SUP2023-001 The 1314 Event Hall.** Request to approve a special use permit for an event hall located at 6275 Spalding Dr., Ste. E2, Dist. 6, Land Lot 313, Peachtree Corners, GA. **PH2022-004 2045 Comprehensive Plan Update.** Third public hearing of the City of Peachtree Corners 2045 Comprehensive Plan. **KYM CHERECK CITY CLERK CITY OF PEACHTREE CORNERS** 934 4/5, 2023

**PUBLIC HEARING CITY OF DACULA, GEORGIA**  
The Public is hereby notified that on **May 4, 2023, at 7:00 PM** at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the City's Official Zoning Map and then take action on said proposal.  
**Applicant: CHA Matt Meo Owner: QuikTrip Corporation Michael Burk 2023-CD-VAR-01:** Variance to reduce the front yard setback and allow encroachment into the landscape strip.  
The property is located in Land Lot 242/271 of the 5th District and contains 8.06 acres more or less.  
The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99734 4/5, 2023

**ZONING**

**Land, LLC Owner: WREG Harbins Land, LLC 2023-CD-SUP-02:** Changes special use permit for self-storage facility.  
The property is located in Land Lot 300 of the 5th District and contains 6.37 acres more or less.  
The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99735 4/5, 2023

**PUBLIC HEARING CITY OF DACULA, GEORGIA**

The Public is hereby notified that on **April 24, 2023 at 6:00 PM** at Dacula City Hall, 442 Harbins Road, Dacula, Georgia, the Planning Commission will consider the following amendment for recommendation to the City's Official Zoning Map.  
On May 4, 2023, at 7:00 PM at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the City's Official Zoning Map and then take action on said proposal.  
**Applicant: EVAA, LLC Owner: EVAA, LLC 2023-CD-COC-01:** Changes to 2021-CD-RZ-01 and 2021-CD-VAR-01 condition (s).  
The property is located in Land Lot 303 of the 5th District and contains 1.84 acres more or less.  
The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99736 4/5, 2023

**PUBLIC NOTICE**

The Braselton Planning Commission will hold a Public Hearing on **Monday, April 24, 2023, at 6 p.m.**, and the Braselton Mayor and Council will hold a Public Hearing on **Thursday, May 4, 2023, at 4:30 p.m.**, on the following items:  
**Application # 22-11-RZ:** Application for Planned Unit Development Master Plan Amendment from Braselton Stone Crossing Venture, LLC c/o on property owned by Gwinnett Community Bank.  
The property is identified as 2705 and 2709 Old Winder Hwy, or Gwinnett County Tax Parcel R3006. The approximate area of the combined parcels is .981 acres. The intent of the application is to amend the Planned Unit Development consisting of a 6,720 s.f. building that will contain restaurant, retail, and consumer electronics uses.  
The Braselton Mayor and Council will hold a Public Hearing on **Thursday, May 4, 2023, at 4:30 p.m.** on the following items:  
**Application # 22-09-RZ:** Application for annexation and Planned Unit Development re-zoning from Pulte-Group Inc. c/o Dillard Sellers on property owned by Deer Creek Properties Inc.  
The property is identified as Parcel R3006 in Gwinnett County Tax Parcel R3007 005. The approximate property area is 14.61 acres. The current zoning in Gwinnett County is R-100. The proposed zoning upon annexation is PUD. The intent of the application is to allow development of the property for 28 homes as a continuation of the Del Webb at Chateau Elan Planned Unit Development.  
**Application # 22-10-RZ:** Application for Planned Unit Development Master Plan Amendment from PulteGroup Inc. c/o Dillard Sellers on property owned by Fountainhead Residential Development.  
The property is identified as Parcel R3006 in Gwinnett County Tax Parcel R3007 005. The approximate property area is 14.61 acres. The current zoning in Gwinnett County is R-100. The proposed zoning upon annexation is PUD. The intent of the application is to allow development of the property for 28 homes as a continuation of the Del Webb at Chateau Elan Planned Unit Development.

**NOTICE OF PUBLIC HEARING**  
**UPON APPLICATION FOR ANNEXATION AND REZONING**  
Pursuant to O.C.G.A. § 36-36-20 et seq. and O.C.G.A. § 36-36-20, notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit A, to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit A attached hereto.  
The City of Buford Planning Commission will hold a public hearing on such application for annexation and rezoning on **April 11, 2023, at 7:00 pm**, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.  
This 13 th day of March, 2023.  
CHANDLER, BRITT & JAY, LLC  
City Attorneys  
**OWNER: BRETT A. DENHAM AND DANIELLE DENHAM**  
**CURRENTLY ZONED: R-100 PROPOSED ZONING: R-100 PARCEL ID: R7226 116, 2504 EAST MADDOX RD; and PARCEL ID: R7226 152, 2504 EAST MADDOX RD; and PARCEL ID: R7226 158, 2504 EAST MADDOX RD** all lying and being in Land Lot 2226 of the 7th District, Gwinnett County, Georgia, as shown and delineated as 3.399 acres, more or less, on a plat of survey for George W. Stone and Jane M. Stone by Borders and Associates, dated June 16, 1987. This is the same property shown on plat recorded in Plat Book 41, Page 40-A, Gwinnett County Plat records, which plat is incorporated herein by reference for a more complete description. 934 97967 3/22,29,4/5,12,19,26,2023

**CITY OF SUGAR HILL NOTICE OF PUBLIC HEARING ANNEXATION AX-23-001**  
Notice is hereby given to the Public that Corbett Woods has filed an application requesting to Annex the property located at 5630, 5696, 5699, 5686, 5726, 5716, and 5096 Kennedy Road, also known as Tax Parcel IDs: R7-341-015, 7-341-260, 7-341-263, 7-341-264, 7-341-273, 7-341-302, 7-342-008, 7-342-010 & 7-341-261 containing 75.80 acres and more particularly described as follows:  
All that tract or parcel of land lying and being in Land Lot 318 of the 7th District, Gwinnett County, Georgia and being more particularly described as follows: To find the True Point of Beginning, begin at a 2 ½ Open Top Pipe marking the intersection of the Common Land Lots 317, 318, 341, & 342; THENCE leaving said Point and traveling along the Common Land Lot 318, a distance of 318 feet to a Point; THENCE North 59 degrees 55 minutes 54 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds West for a distance of 112.40 feet to a Georgia Department of Natural Resources Disk Monument; THENCE North 59 degrees 55 minutes 54 seconds East for a distance of 801.15 feet to a Point along the Southern Right-of-Way of Ramey Road (apparent 60 right-of-way); THENCE along said Right-of-Way for the next two (2) calls and distances, South 44 degrees 37 minutes 56 seconds East for a distance of 161.40 feet to a Point; THENCE along a curve to the left having a radius of 309.28 feet and arc length of 256.05 feet being subtended by a chord of South 68 degrees 26 minutes 39 seconds East for a distance of 248.80 feet to a ½ Rebar Found; THENCE leaving said Right-of-Way, South 29 degrees 43 minutes 46 seconds East for a distance of 542.35 feet to a Point; THENCE South 82 degrees 41 minutes 29 seconds East for a distance of 425.89 feet to a 1/2: Open Top Pipe @ ½ Rebar Found; THENCE North

**ZONING**

**PUBLIC HEARING CITY OF SUWANEE, GEORGIA**  
The Public is hereby notified that on **May 4 and May 22, 2023, at 6:30 p.m.** at Suwanee City Hall, 330 Town Center Avenue, the Planning Commission and Mayor and City Council, respectively, will hold public hearings and review the following:  
**RZ-2023-002** Owner/Applicant: HJK 1, L.L.C. The applicant requests annexation and rezoning from R-100 (Single-Family, Residence District - Unincorporated Gwinnett County) to O-4 (Office-Institutional District City of Suwanee) to allow for assisted living cottages. The site is located in Land Lot 168 of the 7th District at 3175 McGinnis Ferry Road and contains approximately 4.49 acres. The annexation (AN-2023-001) concerns 4.48 acres that are contiguous to the corporate limits of the City of Suwanee and the Owner/Application is seeking annexation of this parcel pursuant to O.C.G.A. 36-36-20 et seq.  
**RZ-2023-003** Owner: Mathew Paxton. Applicant: Zoe Kim. The applicant requests a rezoning from IRD (Infill Residential District) to IRD (change of conditions) to allow for a single family home. The site is located in Land Lot 236 of the 7th District at 481 Main Street and contains approximately 0.68 acre.  
The complete text of the proposal will be on file at the Planning Commission, 420 Town Center Avenue, and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. 934 99724/4/5,19, 2023

**PUBLIC HEARING CITY OF DACULA, GEORGIA**

The Public is hereby notified that on **May 4, 2023, at 7:00 PM** at Dacula City Hall, the Mayor and Council will hold a Public Hearing to consider the proposed amendment to the City's Official Zoning Map and then take action on said proposal.  
**Applicant: Integrity Engineering & Development Services, Inc. Owner: WREG Harbins Retail, LLC 2023-CD-VAR-02:** Variance to reduce the minimum required parking spaces.  
The property is located in Land Lot 299/300 of the 5th District and contains 1.14 acres more or less.  
The application, site plan, legal description and other information are on file at Dacula City Hall and may be viewed by the public between the hours of 8:30 AM 5:00 PM Monday through Friday. Public comment on these issues is invited and encouraged. 934 99736 4/5, 2023

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This 13 th day of March, 2023.  
CHANDLER, BRITT & JAY, LLC  
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**ZONING**

utes 35 seconds West for a distance of 207.87 feet to a Point; THENCE North 14 degrees 22 minutes 35 seconds West for a distance of 207.87 feet to a Point; THENCE South 81 degrees 07 minutes 30 seconds West for a distance of 210.09 feet to a Point; THENCE North 29 degrees 44 minutes 29 seconds West for a distance of 40.25 feet to a ½ Rebar Found; THENCE South 43 degrees 49 minutes 45 seconds West for a distance of 326.96 feet to a 1/2m top Pipe; THENCE South 63 degrees 08 minutes 16 seconds West for a distance of 194.81 feet to a ½ Rebar Found; THENCE North 27 degrees 54 minutes 12 seconds East for a distance of 154.45 feet to a Point; THENCE North 81 degrees 13 minutes 29 seconds West for a distance of 52.99 feet to a Point; THENCE North 46 degrees 15 minutes 37 seconds West for a distance of 161.03 feet to a Point; THENCE North 52 degrees 27 minutes 05 seconds West for a distance of 61.71 feet to a Point; THENCE North 72 degrees 20 minutes 24 seconds West for a distance of 90 feet to a Point; THENCE North 77 degrees 12 minutes 16 seconds West for a distance of 136.80 feet to a Point; THENCE South 89 degrees 08 minutes 54 seconds West for a distance of 40.69 feet to a Point; THENCE South 73 degrees 27 minutes 19 seconds West for a distance of 42.09 feet to a Point; THENCE South 63 degrees 45 minutes 07 seconds West for a distance of 50.91 feet to a Point; THENCE South 59 degrees 24 minutes 55 seconds West for a distance of 46.86 feet to a Point; THENCE South 42 degrees 33 minutes 38 seconds West for a distance of 17.33 feet to a Point; THENCE South 21 degrees 12 minutes 41 seconds East for a distance of 68.25 feet to a ½ Rebar Found; THENCE South 20 degrees 34 minutes 52 seconds West for a distance of 119.17 feet to a ½ Rebar Found; THENCE North 73 degrees 05 minutes 27 seconds East for a distance of 90 feet to a Point; THENCE North 77 degrees 12 minutes 16 seconds East for a distance of 136.80 feet to a Point; THENCE North 52 degrees 27 minutes 05 seconds West for a distance of 61.71 feet to a Point; 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