

Gwinnett County Board of Commissioners' Resolutions
for BRD, CIC, RZC, RZM, RZR, MIH, MUO, MUR, and/or SUP
Cases and Amendments acted upon in January 2011

CASE NUMBER CIC2011-00001
GCID 2011-0037

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 | <u>VACANT</u> |
| 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. HEARD, 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-ZT to R-ZT by GWINNETT COMMUNITY BANK for a CHANGE IN CONDITIONS OF ZONING TO REMOVE FENCE REQUIREMENT 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 JANUARY 25, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY 2011, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby **APPROVED** subject to the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Single-family detached dwellings and accessory uses and structures at a maximum density of no more than 4 units per acre.
 - B. The minimum heated floor area for dwellings shall be 2,100 square feet.
 - C. Dwellings shall have architectural treatments of brick or stone on the front facades with the balance of the dwelling being brick, stone, or fiber-cement type siding.
 - D. All dwellings shall have double-car garages.
 - E. Install a 6-foot high wooden opaque fence with brick columns every 30-feet along the entire road frontage of Cross Road or match with the fence design of The Post at Copper Trail.
 - F. Install an entrance feature with landscaping that matches the fence design. All landscaping shall be maintained by the homeowners association.
 - G. Install a five-foot high black vinyl-coated chain link fence along the Wigley property (parcel 7186 011) within 60 days of final approval by the Gwinnett County Board of Commissioners.

2. To satisfy the following site development considerations:
- A. Provide underground utilities throughout the subdivision.
 - B. Provide stub streets as may be required by the Department of Planning and Development.
 - C. Natural vegetation shall remain on the property until the issuance of a development permit.
 - D. All grassed areas shall be sodded.
 - E. Direct lot access to Cross Road shall be prohibited.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk




Exhibit "A"

All that tract or parcel of land lying and being in land lot 185 of the 7th District of Gwinnett County, Georgia and being lots 51 through 61 of Trey Vista on the Lake Subdivision pursuant to plat recorded in Plat Book 126, pages 19-20.



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CIC2011-00001

Exhibit "A"

All that tract or parcel of land lying and being in land lot 185 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, Begin at the land lot corner common to land lots 185, 186, 219, and 220, run thence south along the land lot line common to land lots 185 and 186 a distance of 1,379.70 feet to a one half inch rebar found and the TRUE POINT OF BEGINNING, and from said true point of beginning run thence North 59 degrees 35 minutes 51 seconds East a distance of 561.50 feet to a one half inch rebar found, run thence North 61 degrees 58 minutes 57 seconds East a distance of 293.57 feet to a point, run thence South 51 degrees 13 minutes 54 seconds East a distance of 33.39 feet to a point on the line separating lots 61 and 62, run thence South 19 degrees 39 minutes 04 seconds West along the line separating lots 61 and 62 distance of 121.23 feet to a point on the north right of way line of the cul de sac of Fallen Oak Drive, run thence southwesterly along the northerly right of way of the cul de sac of Fallen Oak Drive along the arc of a curve having a radius of 50.00 feet an arc distance of 41.15 feet to a point on the line separating lots 60 and 61 (Said call having a chord bearing of South 86 degrees 04 minutes 22 seconds West a chord distance of 40 feet to a point), run thence southwesterly along the northwesterly right of way line of the cul de sac of Fallen Oak Drive along the arc of a curve having a radius of 50.00 feet an arc distance of 45.84 feet to a point (Said call having a chord bearing of South 36 degrees 13 minutes 43 seconds West a chord distance of 44.25 feet to a point), run thence southwesterly along the northwesterly right of way of the cul de sac of Fallen Oak Drive along the arc of a curve having a radius of 15.00 feet an arc distance of 13.62 feet to a point (Said call having a chord bearing of South 35 degrees 58 minutes 21 seconds West a chord distance of 13.16 feet to a point), run thence southwesterly along the northwesterly right of way of Fallen Oak Drive a distance of 7.82 feet to a point on the line separating lots 59 and 60, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive a distance of 65 feet to a point on the line separating lots 58 and 59, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive a distance of 38.35 feet to a point, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive along the arc of a curve having a radius of 225.00 feet an arc distance of 9.37 feet to a point (Said call having a chord bearing of South 60 degrees 47 minutes 24 seconds West a chord distance of 9.37 feet to a point), run thence southwesterly along the northwesterly right of way of Fallen Oak Drive a distance of 16.47 feet to a point on the line separating lots 57 and 58, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive a distance of 300 feet to a point on the line separating lots 52 and 53, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive a distance of 63.73 feet to a point, run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive along the arc of a curve having a radius of 50.00 feet an arc distance of 1.27 feet to a point on the line separating lots 51 and 52 (Said call having a chord bearing of South 58 degrees 52 minutes 05 seconds West a chord distance of 1.27 feet to a point), run thence southwesterly along the northwesterly right of way line of Fallen Oak Drive along the arc of a curve having a radius of 50.00 feet an arc distance of 41.15 feet to a point on the



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CIC2011-00001

line separating lots 50 and 51 (Said call having a chord bearing of South 34 degrees 33 minutes 37 seconds West a chord distance of 40 feet to a point), run thence North 79 degrees 01 minutes 04 seconds West along the line separating lots 50 and 51 a distance of 182.05 feet to a point on the land lot line common to land lots 185 and 186, run thence northerly along the land lot line common to land lots 185 and 186 a distance of 17.59 feet to a one half inch rebar found and the point of beginning. Being lots 51 through 61 of Trey Vista on the Lake Subdivision, pursuant to plat of survey by Lee Jay Johnson, Registered Land Surveyor No. 2846, dated December 5, 2007 as last revised on October 6, 2009 and recorded in Plat Book 126, pages 19-20.



RECEIVED 11-01-10
CIC2011-00001

CASE NUMBER CIC2011-00002
GCID 2011-0038

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 | <u>VACANT</u> |
| 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. BEAUDREAU, 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 R-100 by AMADO PORTAL for a CHANGE IN CONDITIONS OF ZONING TO REMOVE BUILDING AND OUTDOOR RECREATION RESTRICTIONS 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 JANUARY 25, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY 2011, that the aforesaid application to amend the Official Zoning Map from R-100 to R-100 (CHANGE IN CONDITIONS) is hereby **DENIED.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2/2/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



WRITTEN DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 74, 5th District, Gwinnett County, Georgia and being more particularly described as follows.

Beginning at the southwesterly intersection of Webb Gin House Road (80' R/W) and Highway 124 (R/W Varies); thence along the southerly right way of Webb Gin House Road a distance of 1,987.0' to the TRUE POINT OF BEGINNING; Thence leaving said right of way S15°28'02"E a distance of 218.22' to an iron pin set; thence S67°00'00" W a distance of 690.77' to an iron pin set along the approximate Land Lot Line Common to Land Lots 74 and 55; thence N31°10'00" W along said Land Lot Line a distance of 214.17' to an iron pin set; thence leaving said Land Lot S85°02'38"W a distance of 78.65' to an iron pin set; thence leaving said Land Lot N05°29'07" W a distance of 60.73' to an iron pin found; thence leaving said Land Lot Line N59°06'00"E a distance of 535.45' to an iron pin found; thence N07°52'30"E a distance of 41.63' to an iron pin set along the southerly right of way of Webb Gin House Road; thence along an arc of a curve to the left a distance of 143.56', said curve having a chord bearing N76°09'03"E a chord distance of 143.40' to the TRUE POINT OF BEGINNING.

Said Tract containing 3.001 acres as shown on survey prepared by Grant Shepherd & Associates, Inc. dated July 23, 2004;

CIC '11 00 2

CASE NUMBER SUP2011-00002
GCID 2011-0042

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 | <u>VACANT</u> |
| 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. BEAUDREAU, which carried 4-0, 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 WAYNE D. EDWARDS for the proposed use of a METAL BUILDING GREATER THAN 550 SQ. FT. 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 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 JANUARY 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a single metal building, not to exceed 1,200 square feet in size.
2. The metal building shall be located to the rear of the residence, as depicted on the submitted site plan.
3. Provide landscaping along the western property line (Leyland Cypress, minimum spacing at 10-feet apart, minimum 6-feet in height at the time of planting) to provide screening for the metal building. Tree plantings shall start at the front plane of the proposed metal building and extend along the western property line, tying into the existing Leyland Cypress plantings along the rear property line.

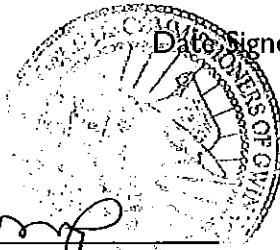
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diane H. Kemp
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 296, OF THE 5th.
DISTRICT, GWINNETT COUNTY, GEORGIA. AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS

COMMENCING AT THE INTERSECTION OF THE THE SOUTHEASTERN RIGHT-OF-WAY OF TRACK
WAY (50' R/W) AND THE NORTHEASTERN RIGHT-OF-WAY OF TRACK COURT (50' R/W), THENCE
SOUTHERLY AND EASTERLLY ALONG THE NORTHEASTERN RIGHT-OF-WAY OF TRACT COURT
A DISTANCE OF 521.86' TO A ¾" OPEN TOP PIPE FOUND. WHICH POINT IS THE POINT OF
BEGINNING

THENCE N 03°07'37" E A DISTANCE OF 213.12' TO A ¾" OPEN TOP PIPE FOUND

THENCE N 85°38'50" E A DISTANCE OF 217.89' TO A ¾" OPEN TOP PIPE FOUND

THENCE S 33°24'13" W A DISTANCE OF 259.59' TO A ¾" OPEN TOP PIPE FOUND

ON THE NORTHERN RIGHT-OF-WAY OF TRACK COURT

THENCE WITH A CURVE

TURNING TO THE LEFT ALONG SAID RIGHT-OF-WAY

WITH AN ARC LENGTH OF 78.15'

WITH A RADIUS OF 50.34'

WITH A CHORD BEARING OF S 78°42'47" W

WITH A CHORD LENGTH OF 70.53' TO A POINT

THENCE N 86°00'00" W A DISTANCE OF 16.85' TO A ¾" OPEN TOP PIPE FOUND

WHICH POINT IS THE POINT OF BEGINNING

HAVING AN AREA OF 0.709 ACRES



RECEIVED 10-26-10
SUP2011-00002

CASE NUMBER SUP2011-00003
GCID 2011-0043

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 | <u>VACANT</u> |
| 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. BEAUDREAU, which carried 4-0, 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 AUTO CASH for the proposed use of a TITLE LOAN FACILITY 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 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 JANUARY 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Retail, service commercial, office and accessory uses which may include a title loan facility as a special use. No merchandise may be pawned other than automobile titles or other collateral loans such as boats, four-wheelers, motorcycles, and construction equipment.
2. Abide by all applicable conditions of RZ-25-72.
3. Abide by all requirements of Section 1315 (Activity Center/Corridor Overlay District). This condition shall not preclude a variance. Stucco may only be used as an accent building material.
4. At a minimum, the existing building shall be repainted in a neutral color. Any new construction or exterior renovations 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). Final exterior colors and building elevations shall be submitted for review and approval by the Director of Planning and Development, and in general accordance with the building rendering shown at the January 18, 2011 Planning Commission Meeting.
5. Obtain all necessary development and building permits, and bring the site and structure(s) up to all applicable zoning, development and building codes within 9 months of zoning approval.
6. Hours of operation for the title loan facility business shall be limited to 8:00 a.m. until 6:00 p.m. Monday through Friday, and 8:00 a.m. through 4:00 p.m. on Saturday.
7. Storage, sale or display of repossessed vehicles shall be prohibited on the site.
8. Billboards or oversized signs shall be prohibited.

9. The existing pole sign shall be removed from the site, and replaced with a monument-type ground sign with a minimum two-foot high brick or stacked stone base. The base and sign structure shall be constructed of materials consistent with the architectural and exterior treatment of the building. Ground sign(s) shall not exceed 8 feet in height.
10. Wall signage for the title loan facility shall not exceed 30 square feet.
11. Window signage (signs displayed on the interior or exterior of the title loan/pawn business' storefront windows), other than "open/closed" signs, hours of operation, or those signs required by local, state or federal law shall be prohibited. Allowable window signage shall not exceed 4 square feet.
12. Neon, LED or blinking window signs or wall signs shall be prohibited, with the exception of one "open" sign that must be approved by the Director of Planning and Development.
13. Peddlers and/or parking lot sales are prohibited.
14. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.
15. No 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.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diane Hemenway
County Clerk/Deputy County Clerk



ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 54 of the 6th District of Gwinnett County, Georgia, being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the intersection of the western right-of-way line of Georgia Highway No. 264 (having a 80 foot right-of-way) with the Southern right-of-way line of U.S. Highway No. 78 (a variable right-of-way), THENCE running Southwesterly along the Southern right-of-way line of U.S. Highway No. 78 a distance of 1080.57 feet to a point, Thence leaving said right-of-way and running South 29 Degrees 55 Minutes 43 Seconds East for a distance of 24.00 feet to a point, said point being the TRUE POINT OF BEGINNING. From the TRUE POINT OF BEGINNING continue THENCE South 29 Degrees 55 Minutes 43 Seconds East a distance of 144.53 feet to a point; THENCE South 59 Degrees 08 Minutes 29 Seconds West for a distance of 131.52 feet to a point; THENCE North 29 Degrees 55 Minutes 43 Seconds West for a distance of 143.35 feet to a point on the Southern right-of-way line of U.S. Highway No. 78; THENCE North 58 Degrees 37 Minutes 34 Seconds East for a distance of 131.54 feet to a point, said point being the TRUE POINT OF BEGINNING. The Said tract contains 0.435 Acres.



RECEIVED 10-27-10
SUP2011-00003

CASE NUMBER SUP2011-00004
GCID 2011-0044

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 | <u>VACANT</u> |
| 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. BEAUDREAU, which carried 4-0, 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 INOR F. GRIFFIN-HAWKINS for the proposed use of a HOME OCCUPATION (GROUP DAYCARE) 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 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 JANUARY 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Single-family residential and accessory uses which may include group daycare for no more than 8 children in the existing structure. The business shall be conducted only by individual(s) residing in the home, plus one outside employee.
2. There shall be no modifications to the exterior of the structure other than normal maintenance. Outdoor play areas shall be limited to the rear of the residence and shall be screened from neighboring properties with a six-foot high opaque wood fence. Chain link fencing may be utilized along the front of the residence per the neighbors' agreement. All fencing on the site shall be subject to review and approval by the Director of Planning and Development.
3. Hours of operation for the daycare shall be limited to between 6:00 a.m. and 7:00 p.m., Monday through Friday. Weekend hours and overnight stays shall be specifically prohibited.
4. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage on the ground, walls, or windows shall be prohibited.
5. Parent parking shall be limited to the existing driveway. A parking lot, striped parking spaces or on-street parking related to the daycare shall be prohibited.
6. The Special Use Permit shall terminate automatically in the event that the property is sold, transferred, or otherwise conveyed to any other party or in the event that the applicant no longer occupies the dwelling for which the Special Use Permit is issued. The owner shall agree to notify the Director of Planning and Development in writing upon the occurrence of any of these events.

7. The Special Use Permit shall be valid for a two-year period, at which time the applicant shall cease operation, or apply for renewal of the Special Use Permit.


GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diana [Signature]
County Clerk/Deputy County Clerk



FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

Return Recorded Document to:
MORRIS, MANNING & MARTIN, LLP
ATTORNEYS AT LAW
2180 SATELLITE BOULEVARD
SUITE 180
DULUTH, GA 30097
FILE #G41882

2005 JAN -6 PM 2:00

TOM LAWLER, CLERK

DW-2004-009330
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 110.50
TOM LAWLER CLERK OF
SUPERIOR COURT

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

This Indenture made this 15th day of December, in the year Two Thousand Four, between Gary A. Bell, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Inor F. Griffin-Hawkins, 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the making 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 26, OF THE 8TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK D, MANOR ESTATES SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 11, PAGE 184, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

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

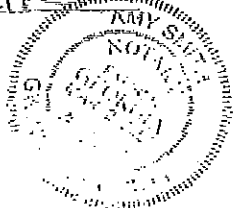
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Griffin-Hawkins
Witness

Gary A. Bell (Seal)
Gary A. Bell

Amy Bell
Notary Public



_____ (Seal)

_____ (Seal)

_____ (Seal)

003553



RECEIVED 10-29-10
SUP2011-00004

CASE NUMBER SUP2011-00008
GCID 2011-0046

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 | <u>VACANT</u> |
| 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. HOWARD, which carried 4-0, 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 CENTER POINT ENGINEERING for the proposed use of TRUCK RENTAL / LEASING 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 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 JANUARY 25, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 25TH day of JANUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED WITHOUT PREJUDICE.**

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diane Berg
County Clerk/Deputy County Clerk



Legal Description

4655 Buford Highway

ALL THAT TRACT OR PARCEL LOCATED IN LAND LOT 258 OF THE 6th DISTRICT OF GWINNETT COUNTY, GEORGIA AND LOT 2 AND PART OF LOT 3 AS SHOWN ON FINAL PLAT FOR ROBERT BRETT SLACK, RECORDED IN PLAT BOOK 119, PAGE 224 OF GWINNETT COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE SOUTHWEST CORNER OF LOT 2 OF AFOREMENTIONED PLAT,

Thence N 29 degrees 33 minutes 30 seconds W, 463.65 feet to a point;

Thence N 49 degrees 51 minutes 25 seconds E, 346.03 feet to a point;

Thence N 49 degrees 51 minutes 23 seconds E, 273.41 feet to a point;

Thence S 34 degrees 39 minutes 22 seconds E, 448.56 feet to a point;

Thence S 49 degrees 03 minutes 18 seconds W, 314.60 feet to a point;

Thence S 49 degrees 03 minutes 18 seconds W, 347.18 feet to the

POINT OF BEGINNING, BEING 6.63 ACRES AS SHOWN ON A PLAT FOR 4655 BUFORD HIGHWAY, L.L.C. BY ROGER S. LEE AND ASSOCIATES, DATED: OCTOBER 2, 2010.



RECEIVED 11-05-10
SUP2011-00008

CASE NUMBER RZC2011-00004
GCID 2011-0036

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 | <u>VACANT</u> |
| 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. HEARD, 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 C-3 by JONATHAN P. DUGAN for the proposed use of COMMERCIAL/RETAIL USES AND AUTOMOBILE REPAIR 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 JANUARY 25TH, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this, the 25TH day of JANUARY 2011, that the aforesaid application to amend the Official Zoning Map from M-1 to C-3 is hereby **APPROVED AS C-2 WITH A SPECIAL USE PERMIT**, with the following enumerated conditions:

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

A. Retail, service commercial and accessory uses; which may include an automobile repair shop as a special use. The following uses shall be prohibited:

- adult bookstores or entertainment
- alcohol sales
- extended stay hotels or motels
- pawn shops, title loan and check cashing facilities
- recovered materials processing facilities
- smoke shops/novelty stores

B. Any new buildings or additions shall be finished with architectural treatments of glass, stacked stone, or brick. Stucco may be used as an accent material. Final architectural elevations shall be subject to review and approval by the Director of Planning and Development.

2. To abide by the following site development considerations:

A. Ground signage shall be limited to monument type signs with a minimum two-foot high brick or stacked stone base. Ground signs shall not exceed 8 feet in height.

B. Maintain the existing opaque fencing along Georgia Highway 316 to provide an effective screen of the automobile repair shop and parking area. The fence shall be maintained in a structurally sound condition and in good repair. The fence shall not contain any signage.

- C. Billboards shall be prohibited.
- D. Outdoor sales shall be prohibited. Outdoor storage of merchandise, equipment, junk vehicles, auto parts, tires and other materials shall be prohibited.
- E. Vehicles awaiting repair shall be stored indoors or within the existing screened outdoor storage area. The outdoor storage area shall be within the existing opaque fencing and screening along Georgia Highway 316.
- F. Dumpsters shall be maintained behind the existing building and screened by the existing fencing.
- G. 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.
- 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: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 2-2-11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 208 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHEAST RIGHT OF WAY OF HI HOPE ROAD AND THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316, RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 286.38 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING, AND FROM SAID TRUE POINT OF BEGINNING RUN THEN NORTH 76 DEGREES 45' 18" EAST ALONG THE RIGHT OF WAY OF STATE ROUTE 316 A DISTANCE OF 163.91 FEET TO AN IRON PIN, RUN THENCE SOUTH 28 DEGREES 24' 48" EAST A DISTANCE OF 290.75 FEET TO AN IRON PIN ON THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD, RUN THENCE SOUTH 61 DEGREES 35' 12" WEST ALONG THE NORTHWEST RIGHT OF WAY OF HURRICANE SHOALS ROAD A DISTANCE OF 149.56 FEET TO AN IRON PIN, RUN THENCE NORTH 29 DEGREES 53' 45" WEST A DISTANCE OF 333.75 FEET TO AN IRON PIN ON THE SOUTHEAST RIGHT OF WAY OF STATE ROUTE 316 AND THE TRUE POINT OF BEGINNING. SAID PROPERTY MORE PARTICULARLY DESCRIBED ON A PLAT OF SURVEY BY DEAN G. CRIBB, R.L.S. NO. 1546, LAST REVISED APRIL 28, 1984. SAID TRACT CONTAINING 1.10 ACRES



RECEIVED 11-05-10
RZC2011-00004