

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

CASE NUMBER CIC2010-00012  
GCID 2010-0639

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.

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

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On motion of COMM. LASSETER, which carried 3-0-1, 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 SENTINEL PROPERTIES, INC. for a CHANGE IN CONDITIONS OF ZONING TO REDUCE DWELLING SIZE 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 OCTOBER 26, 2010 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22<sup>nd</sup> day of FEBRUARY 2011, that the aforesaid application to amend the Official Zoning Map from R-ZT to R-ZT (CHANGE IN CONDITIONS) is hereby **DENIED.**


GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

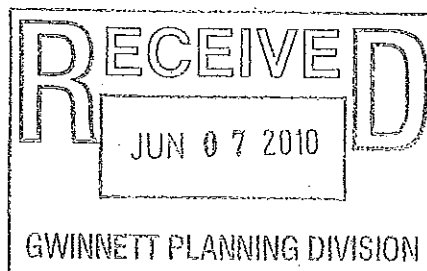
ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk



**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being located in Land Lot 233, 7<sup>th</sup> District, Gwinnett County, Georgia being designated as Lots 20 and 29 on that certain Final Plat of Suwanee Terrace prepared for Westbrook Holdings, LLC, prepared by Development Planning and Engineering, Inc., by Jon G. Stubblefield (Georgia Registered Land Surveyor No. 2599) dated September 17, 2004, as last revised July 11, 2005, recorded July 19, 2005 in Plat Book 110, Page 92, Gwinnett County, Georgia records.



CIC 10012

CASE NUMBER SUP2010-00061  
GCID 2010-1028

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>NAY</u>

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On motion of COMM. BEAUDREAU, which carried 3-1, 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 THE DACULA CONGREGATION OF JEHOVAH'S WITNESSES for the proposed use of a CHURCH (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

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 FEBRUARY 22, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22<sup>ND</sup> day of FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diane Kern  
County Clerk/Deputy County Clerk



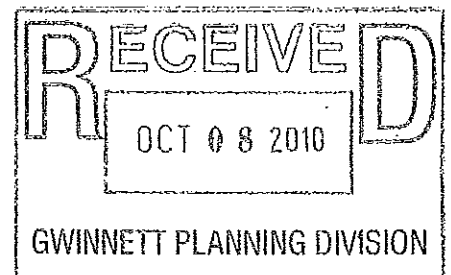
LEGAL DESCRIPTION FOR  
1570 ACE MCMILLIAN ROAD, DACULA  
GWINNETT COUNTY, GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN  
LAND LOT 280 OF THE 5TH LAND DISTRICT, GWINNETT  
COUNTY, GEORGIA, AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF TRUE BEGINNING, BEGIN AT THE  
INTERSECTION OF THE CENTERLINES OF ACE MCMILLIAN ROAD,  
(80' RIGHT OF WAY) AND BROOKS ROAD, (80' RIGHT OF WAY)  
TO A POINT LOCATED 545.8 FEET ON THE NORTHEASTERLY SIDE  
OF ACE MCMILLIAN ROAD; THENCE RUNNING NORTH 17  
DEGREES 29 MINUTES 54 SECONDS EAST ALONG THE  
NORTHEASTERLY RIGHT OF WAY OF ACE MCMILLIAN ROAD A  
DISTANCE OF 463.27 FEET TO A POINT ON SAID RIGHT OF WAY;  
THENCE RUNNING NORTH 16 DEGREES 28 MINUTES 14  
SECONDS EAST ALONG THE NORTHEASTERLY RIGHT OF WAY  
ACE MCMILLIAN ROAD A DISTANCE OF 50.15 FEET TO A POINT  
WHERE ACE MCMILLIAN ROAD INTERSECTS WITH THE  
TRANSCONTINENTAL GAS COMPANY RIGHT OF WAY  
EASEMENT; THENCE RUNNING SOUTH 57 DEGREES 40  
MINUTES 30 SECONDS EAST ALONG THE TRANSCONTINENTAL  
GAS COMPANY RIGHT OF WAY EASEMENT, A DISTANCE OF  
928.36 FEET TO A POINT; THENCE RUNNING SOUTH 22  
DEGREES 53 MINUTES 00 SECONDS WEST A DISTANCE OF 207.8

FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 211.56 FEET TO A POINT; THENCE RUNNING SOUTH 33 DEGREES 53 MINUTES 36 SECONDS WEST A DISTANCE OF 159.67 FEET TO A POINT; THENCE RUNNING NORTH 49 DEGREES 04 MINUTES 15 SECONDS WEST A DISTANCE OF 313.67 FEET TO A POINT; THENCE NORTH 08 DEGREES 47 MINUTES 19 SECONDS EAST A DISTANCE OF 111.64 FEET TO A POINT; THENCE RUNNING NORTH 72 DEGREES 41 MINUTES 00 SECONDS WEST A DISTANCE OF 755.52 FEET TO THE POINT OF TRUE BEGINNING.

SAID TRACT CONTAINING APPROXIMATELY 9.67 ACRES ACCORDING TO A PLAT OF SURVEY DATED JULY 15, 2007 PREPARED FOR DACULA CONGREGATION OF JEHOVAH'S WITNESSES BY HARRISS & ASSOCIATES, JOHN M. HARRISS, LAND SURVEYOR, RLS NO. 1769; THIS BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM NANCY R. HAUG, AND BEING RECORDED IN DEED BOOK 47781, PAGE 112, INCORPORATED HEREIN BY REFERENCE.



SUP 10 06 11

CASE NUMBER SUP2010-00064  
GCID 2010-1032

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.

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<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>

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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 JOSEPH BARILLARI for the proposed use of a METAL SALVAGE OPERATION 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 FEBRUARY 22, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22<sup>nd</sup> day of FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Heavy industrial and accessory uses which may include one industrial metal shearing/cutting machine for a metal salvage operation as a special use. Cutting activity shall be limited to the northeast corner of the property, or indoors. Automotive salvage operations shall not be allowed on the property.
  - B. The hours of operation, including delivery of scrap metal, shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, with office only operations on Saturday and Sunday. Shearing/cutting activity shall be limited from 8:30 a.m. to 5:00 p.m., Monday through Friday.
  - C. Any newly constructed building/structure shall have a brick facade.
  - D. Metal shredders or grinders are prohibited.
  - E. No "Hazardous Substances" as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 with current amendments, and associated regulations promulgated thereunder, shall be stored or handled on the Site.
2. To satisfy the following site development considerations:
  - A. The existing 50-foot buffer adjacent to residential property shall be enhanced with the continuation of the berm, from where it currently ends to the large pine tree just past the parking lot area south of the property line. The berm is to be planted with a mixture of 8-10-foot high plantings, subject to review by the Director of Planning and Development, and shall provide a visual screen for homes located to the rear of the property. In addition, there shall be a planted row of Gem Magnolias at the end of the parking lot to the south side of the building (in front of the berm), set 5-10 feet back from the edge of the asphalt.

- B. 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 signs and bandit signs shall be prohibited.
- C. Oversized signs shall be prohibited.
- D. Dumpster pickup shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday thru Friday.
- E. Peddlers and/or parking lot sales shall be prohibited.
- F. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- G. The existing entrance gate shall be screened with a mesh screen.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diana Kemp  
County Clerk/Deputy County Clerk



## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 258 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA CONTAINING 2.308 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE **TRUE POINT OF BEGINNING** COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HWY. 23 AND THE WESTERLY RIGHT OF WAY LINE OF SIMPSON CIRCLE. FROM SAID **POINT OF BEGINNING** AND FOLLOWING SAID WESTERLY RIGHT OF WAY LINE OF SIMPSON CIRCLE, IN A SOUTHWESTERLY DIRECTION, A TOTAL DISTANCE OF 2,740.13 FEET TO A POINT, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

THENCE FROM SAID **TRUE POINT OF BEGINNING** AND FOLLOWING THE WESTERLY RIGHT OF WAY LINE OF THE PROPOSED 80 FOOT RIGHT OF WAY OF SIMPSON CIRCLE SOUTH 15 DEGREES 15 MINUTES 42 SECONDS WEST A DISTANCE OF 110.64 FEET TO A POINT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF SIMPSON CIRCLE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,766.09 FEET, AN ARC DISTANCE OF 195.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD OF SOUTH 11 DEGREES 44 MINUTES 22 SECONDS WEST A DISTANCE OF 195.48 FEET TO A POINT, SAID POINT BEING LOCATED ON THE LAND LOT LINE COMMON TO LAND LOTS 239 AND 258;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SIMPSON CIRCLE AND FOLLOWING SAID LAND LOT LINE SOUTH 60 DEGREES 09 MINUTES 51 SECONDS WEST A DISTANCE OF 120.93 FEET TO A POINT;

THENCE DEPARTING SAID LAND LOT LINE COMMON TO LAND LOTS 239 AND 258 NORTH 29 DEGREES 33 MINUTES 30 SECONDS WEST A DISTANCE OF 476.71 FEET TO A POINT;

THENCE NORTH 60 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE OF 75.57 FEET TO A POINT;

THENCE SOUTH 74 DEGREES 44 MINUTES 18 SECONDS EAST A DISTANCE OF 355.78 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF SIMPSON CIRCLE AND BEING THE **TRUE POINT OF BEGINNING**.

MISC/BEE001\_LEGAL



RECEIVED 10-01-10  
SUP2010-00064

CASE NUMBER SUP2011-00001  
GCID 2011-0041

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.

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

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On motion of COMM. HEARD, 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 KRIS STONE for the proposed use of OUTDOOR STORAGE 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 FEBRUARY 22, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22<sup>nd</sup> day of FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
  - A. Commercial/retail uses, which may include a screened outdoor storage area.
  - B. All repair and maintenance activities shall be conducted indoors, within a fully enclosed building.
  - C. The outdoor storage area shall be restricted to the rear of the building. Outdoor storage in front and sides of the building shall be prohibited.
  - D. Required site improvements and alterations shall be completed within 120 days of Special Use Permit approval.
  - E. Use as a contractor's office with outdoor storage of equipment or materials is allowed as the applicant stated in his Letter of Intent.
2. To satisfy the following site development considerations:
  - A. The existing chain link fencing in the front yard shall be screened with landscaping, and shall be subject to review and approval of the Director of Planning and Development.
  - B. The outdoor storage area shall be screened along the front by a solid wood fence at least six feet high.
  - C. Landscape plans, fence design and location, shall be subject to review and approval of the Director of Planning and Development.
  - D. Oversized signs shall be prohibited.
  - E. Owner shall repair or repaint any graffiti or vandalism that occurs on the property within 72 hours.

- F. 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.
  
- G. Peddlers and/or parking lot sales shall be prohibited.

WINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



EXHIBIT 'A'

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in Land Lot 50 of the 5<sup>th</sup> Land district of Gwinnett County, Georgia and being more particularly shown on a plat of survey prepared for William T. Brown, et al, dated July 28, 2000, prepared by Jack R. Bushee, GRLS No. 1875, Rodenberger & Associates, Inc., Planners, Engineers & Surveyors, said plat being recorded in Plat book 87, page 131, Gwinnett County Plat Records, said tract being more particularly described in accordance with said survey as follows:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN at an iron pin set at the corner formed by the intersection of the Southwesterly edge of the right-of-way line of Pattenon Road (having an 80-foot right-of-way) with the Southeasterly edge of the right-of-way line of US Highway 29 (located 100 feet from the construction center line of Highway 29 (also known as Lawrenceville Highway); running thence Southwesterly along the Southeasterly edge of the right-of-way line of US Highway 29, along the arc of a curve to the left an arc distance of 212.21 feet, said arc having a radius of 1,809.859 feet and being subtended by a chord bearing of South 74 degrees 18 minutes 46 seconds West and a chord distance of 212.09 feet to an iron pin found and the TRUE POINT OR PLACE OF BEGINNING, RUNNING THENCE FROM THE TRUE POINT OR PLACE OF BEGINNING SO ESTABLISHED South 31 degrees 42 minutes 10 seconds East a distance of 268.99 feet to an iron pin found; running thence South 58 degrees 23 minutes 18 seconds West a distance of 225.27 feet to an iron pin found; running thence North 31 degrees 29 minutes 50 seconds West a distance 85.86 feet to an iron pin found; running thence North 54 degrees 30 minutes 10 seconds East a distance of 105.00 feet to a 3/4 inch open top tube found, running thence North 31 degrees 40 minutes 50 seconds West a distance of 198.56 feet to an iron pin set on the Southeasterly edge of the right-of-way of US Highway 29; running thence Northeasterly along the Southeasterly edge of the right-of-way of US Highway 29, along the arc of a curve to the right, an arc distance of 122.27 feet, said arc having a radius of 1809.859 feet and being subtended by a chord bearing of North 69 degrees 01 minutes 12 seconds East a chord distance of 122.25 feet to an iron pin found and THE TRUE POINT OR PLACE OF BEGINNING. Said property being improved property known as 1886 Lawrenceville Highway according to the present system of numbering in effect in Gwinnett County, Georgia, and having situated thereon a commercial building.

TOGETHER WITH AND SUBJECT TO the benefits and restrictions of a Joint Driveway Easement which Grantor hereby this day bargains, sells and by these presents does convey, transfer and deliver unto Grantee (and simultaneously reserves unto Grantor) for the benefit of ingress and egress over and upon the temporary and the permanent 30-foot wide driveway to be established between and from US Highway 29 unto the Northeast corner of the above captioned property being conveyed to Grantee herein. Said temporary and permanent 30-foot Driveway Easement is to be centered on the common property line between the Northeast corner of the above captioned property being conveyed to Grantee herein and the Northwest corner of appurtenant property being retained by Grantor. The Joint Driveway Easement shall be fifteen (15) feet wide on each side of said common property line and shall extend deep enough into both parties' property to provide reasonable ingress and egress across the 30-foot driveway finally approved for development by the appropriate state and county authorities; but in no event shall the Easement extend deeper along said common boundary than the 30 foot Building Set Back Line in existence on the date of this Warranty Deed. This Joint Driveway Easement is not an exclusive Easement but is subject to the equal right of Grantor and Grantee alike to ingress and egress over and upon said Joint driveway Easement. The Joint Driveway Easement is to be kept open for the joint use and benefit of the Grantee and grantor, and shall not be restricted, shut or closed, nor shall any buildings or obstructions be erected thereon without the consent of all the parties hereto. It is the intention of the Grantor and Grantee hereto that said Joint Driveway Easement and right-of-way for ingress and egress shall be a covenant running with the land for the benefit of the Grantor and Grantee, their respective heirs, executors, administrators, successors, invitees, guests, patrons, clients, customers and assigns, forever. THAT TRACT OR PARCEL OF LAND.

CASE NUMBER SUP2011-00009  
GCID 2011-0145

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.

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<u>Present</u>	<u>YOTE</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>

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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 CYNTHIA HOLDRICH for the proposed use of HOME OCCUPATION (HAIR SALON) 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 FEBRUARY 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 FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Approval of a one-chair hair salon as a home occupation, operating within the existing single-family dwelling.
2. Limit the hours of operation from 9:00 a.m. to 6:00 p.m. Monday through Saturday.
3. No additional employees, other than the applicant, shall be permitted.
4. There shall be no evidence of the home occupation from the exterior of the dwelling. Exterior signage shall be prohibited.
5. No more than one customer shall be permitted at a time.
6. Client parking shall be limited to the existing driveway. A parking lot, striped parking spaces or on-street parking related to the hair salon shall be prohibited.
7. 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.

8. The Special Use Permit shall be valid for no more than a two-year period, at which time the operation shall cease, or the Special Use Permit renewed.

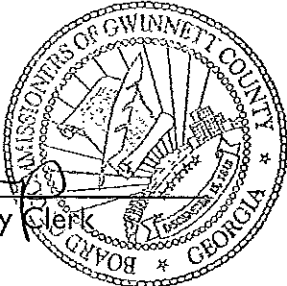
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



28647  
08881

BK 20647 PG0001

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.  
2800 JUN -6 AM 8:00  
TOM LAWLER, CLERK

Strickland, Chesnut & Lindsay, LLP  
Post Office Box 249  
Winder, Georgia 30680  
00-0437-wlls

\$ None  
TOM LAWLER CLERK OF  
SUPERIOR COURT

QUITCLAIM DEED

STATE OF GEORGIA  
COUNTY OF BARROW

THIS INDENTURE made this 23rd day of May, 2000, between Marcelle T. Smith, of Gwinnett County, State of Georgia, party of the first part and Wesley H. Smith, of Gwinnett County, State of Georgia, party of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 ONE DOLLAR AND NO/100 (\$1.00), and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, by these presents does hereby remise, convey and forever Quitclaim unto the said Grantee a ONE-HALF (1/2) UNDIVIDED INTEREST in the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Rocky Creek District, G.M., 1587 of Gwinnett County, Georgia, and being the same property as shown on plat of survey for Charles Burel, Jr., prepared by Higginbotham & James, Surveyors, dated February 10, 1965 and recorded in Plat Book M, page 95, Gwinnett County, Georgia Records, and being more particularly described as follows:

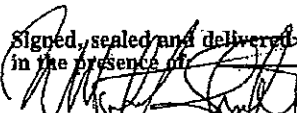
BEGINNING at a point on the Southeasterly side of the sixty foot right-of-way of Auburn-Hog Mountain Road three thousand eighty nine (3,089) feet Westerly from the intersection of the Southeasterly side of Auburn-Hog Mountain Road with the Westerly side of the eighty foot right-of-way of Hurricane Shoals Road; which point of beginning is also at the Northwesterly corner of property now or formerly owned by Bailey; running thence Southwesterly along the Southeasterly side of said Auburn-Hog Mountain Road 328.0 feet to a point; running thence Southeasterly and at an interior angle of 72 degrees 19 minutes 00 seconds a distance of 300.00 feet to a point; running thence Northeasterly 328.0 feet to a point; running thence Northwesterly along the Southwesterly boundary line of said Bailey property 300.0 feet to a point on the Southeasterly side of the sixty-foot right-of-way of Auburn-Hog Mountain Road and the point of beginning; being improved property having situated thereon a one story brick and frame dwelling house and being the same property as shown on individual survey by Alvin E. Vaughn & Associates, Surveyors, dated July 22, 1972.

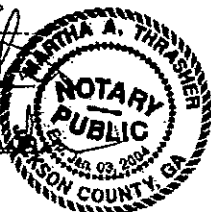
TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any right thereof.

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

  
\_\_\_\_\_  
Marcelle T. Smith (SEAL)

Signed, sealed and delivered  
in the presence of

  
Witness  
Martha A. Thrasher  
Notary Public



064048



RECEIVED 11-30-10  
SUP2011-00009

CASE NUMBER SUP2011-00010  
GCID 2011-0146

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.

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<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>

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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 COLISEUM PROPERTIES, LLC for the proposed use of AUTOMOBILE SALES AND SERVICE (RENEWAL) 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 FEBRUARY 22, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Retail and service commercial and accessory uses which may include automobile sales and service.
  - B. Other outdoor sales/storage of merchandise (such as trailers, utility buildings, rental trucks, automotive parts, junked vehicles, etc.) shall be prohibited.
2. To satisfy the following site development considerations:
  - A. Provide a 15-foot wide buffer, undisturbed except for approved access and utility crossings, adjacent to residentially zoned property with an eight (8) foot high opaque fence. The fence shall be located in the interior of the buffer with the finished side facing the residential properties.
  - B. Provide a ten-foot wide landscape strip outside the dedicated right-of-way of Buford Highway. Vehicles shall not be parked within the landscaped strip.
  - C. No more than one exit/entrance on Buford Highway shall be allowed.
  - D. Buildings shall be finished with architectural treatments of glass and/or brick, stacked stone or stucco on the front facade. No office trailers shall be permitted.
  - E. Billboards shall be prohibited.

- F. Dumpsters shall be screened on three sides by a brick or masonry wall matching the building, with an opaque enclosure gate.
- G. Provide interparcel access as required by the Development Division.
- H. 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 residential properties.
- I. 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. No flags shall be flown on the site except for the flags of the United States of America or the State of Georgia.
- J. Two black metal risers not to exceed 3-feet in height as measured from the ground level below the metal risers shall be permitted.
- K. Provide a 5-foot wide sidewalk along the entire road frontage of Buford Highway.
- L. Ground signage shall be limited to a single monument-type sign of masonry construction matching the materials of the buildings and meeting the minimum requirements of the 1985 Zoning Resolution. Sign height shall not exceed 10 feet.
- M. Outdoor speakers shall be prohibited.
- N. All automotive service related activity shall only occur within the three garage bays at the rear of the subject building.
- O. All automotive service garage doors shall face inward to the subject property and shall not be located on the building elevation that is directly facing Buford Highway.
- P. The automotive service garage area shall be equipped with floor drains and connected to a minimum 500 gallon oil/water separator to treat any garage surface runoff prior to entry into the sanitary sewer system.
- Q. The automotive service garage walls and ceiling shall be insulated to aid in the abatement of sound being emitted from the garage area.

- R. The automotive service garage shall be equipped with an additional employee bathroom that is separate from the customer bathroom located in the automotive sales portion of the building.
- S. The final site plan and elevations shall be submitted to the Director of Planning and Development for approval.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diane Kemp  
County Clerk/Deputy County Clerk



EXHIBIT 'A'

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 246A (parcel 0013) of the 6<sup>th</sup> District of Gwinnett County, Georgia and being more particularly described as follows:

To find the true point of beginning, commence at a point marked the common corner of Land Lots 246A (parcel 0011), and 246A (parcel 0013) of the 6<sup>th</sup> District of Gwinnett County, Georgia; thence along the southeasterly line of Land Lot 246A (parcel 0011) S17°18'03"E a distance of 188.70' to a point; thence S75°06'51"W a distance of 70.03 to a point; thence S75°12'34"W a distance of 69.78' to a point; thence S17°32'49"E a distance of 187.28' to a point on the northern right of way of Buford Highway (R/W Varies); thence N74°34'08"E a distance of 140.56' to the original point of beginning.

Said property contains 0.60 Acres.



RECEIVED 12-01-10  
SUP2011-00010

CASE NUMBER SUP2011-00011  
GCID 2011-0147

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.

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<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>

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On motion of COMM. HEARD, 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 JIMMY E. SMITH for the proposed use of AUTOMOBILE BODY REPAIR SHOP 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 FEBRUARY 22, 2011 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22<sup>nd</sup> day of FEBRUARY, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
  - A. Light industrial uses, which may include an automobile body repair shop as a special use.
  - 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. Ground signs shall not exceed 8 feet in height.
  - B. Install minimum 6-foot high opaque fencing along the east and south sides of the rear parking/storage area to provide an effective visual screen. Supplement the rear vegetated buffer along Georgia Highway 316 with minimum 6-foot tall Leyland Cypress, or similar vegetation, planted 10 feet on-center, to provide an effective visual screen of the rear parking/storage area. The fence height and planting design shall be subject to review and approval of the Director of Planning and Development.
  - C. Billboards shall be prohibited.
  - D. Outdoor storage of merchandise, equipment, junk vehicles, auto parts, tires and other materials shall be solely within the rear screened storage area.

- E. Vehicles awaiting repair shall be stored indoors or within the screened outdoor storage area to the rear. The outdoor storage area shall be within the opaque fencing and vegetative screening along Georgia Highway 316.
- F. Dumpsters shall be screened by a six-foot high opaque fence with an opaque gate enclosure.
- 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.

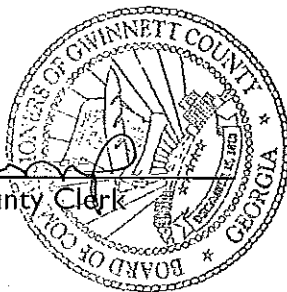
GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter  
Shirley Lasseter, Vice Chairman

Date Signed: 3/1/11

ATTEST:

Diane Chen  
County Clerk/Deputy County Clerk



BX21737 PG0154

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 208 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia, containing 1.0472 acres according to a plat of survey prepared for Donald Davis and Donald Moore by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated August 5, 1981 and revised February 6, 1985, said plat being incorporated herein by reference and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point common to the intersection of Land Lots 12 and 13 of the 7<sup>th</sup> Land District of Gwinnett County, Georgia, and Land Lot 177 of the 5<sup>th</sup> Land District of Gwinnett County, Georgia; thence North 59° 45' East 729.16 feet to a point; thence South 28° 24' 48" East 227.5 feet to an iron pin on the southeasterly right of way of Georgia Highway No. 316 (330' R/W) and the TRUE POINT OF BEGINNING; thence North 76° 45' 18" East along the southeasterly right of way of Georgia Highway No. 316 a distance of 185.05 feet to a point; thence South 24° 32' 38" East 242.88 feet to a point on the northwesterly right of way of Hurricane Shoals Road (80° R/W); thence South 61° 35' 12" West along the northwesterly right of way of the said Hurricane Shoals Road, 162.60 feet to a point; thence North 28° 24' 48" West 290.75 feet to a point and the TRUE POINT OF BEGINNING.



RECEIVED 12-02-10  
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