

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

CASE NUMBER SUP2010-00063
GCID 2010-1030

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 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 RANDY WEST for the proposed use of a SPECIAL EVENTS 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 filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 15TH day of MARCH 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. Single family residential and accessory uses, which may include a special events facility as a Special Use. Use of the special events facility shall be limited to community or private parties or gatherings; weddings, graduations, showers, business functions, charity events, and other functions of a similar nature.
 - B. Obtain all necessary development and building permits, and bring the site and building up to all applicable development and building codes within 90 days of zoning approval.
 - C. Any new construction or exterior renovations shall be traditional in appearance with a pitched roof. No building(s) shall exceed two stories in height. Building plans shall be subject to the review and approval of the Director of Planning and Development. This condition does not apply to general exterior maintenance or interior renovation of the existing buildings.
 - D. Guests shall be limited to no more than 200 (subject to any additional fire code limitations) on the property at any one time.
 - E. Special event hours of operation shall be limited to between 9 a.m. and 11 p.m.
 - F. No amplified sounds shall be discernable from any adjacent property or right-of-way at any time. Amplified sounds may only be allowed in the outdoor ceremony area when wedding ceremonies take place. Ceremonies in this area shall be limited to the hours of 10:00 a.m. to 9:00 p.m., and amplified sounds during these ceremonies shall not exceed 15 decibels on a sound meter when measured from a point on any adjacent property or right-of-way.
 - G. Portable buildings or portable toilets shall be prohibited.

2. To satisfy the following site development considerations:
 - A. Provide a minimum 25-foot buffer, undisturbed except for existing encroachments, along the side and rear property lines.
 - B. Provide parking facilities for a minimum of 45 cars on the site. Parking shall be restricted to designated parking areas only. If located to the rear of the building, parking may be allowed on unpaved, hard-surfaced areas including grass and/or gravel. No parking shall be allowed outside of designated parking areas or along the Hamilton Mill Road right-of-way. All vehicular parking shall be subject to review and approval of the Director of Planning and Development.
 - C. New parking lot(s) shall be screened from adjacent residential neighbors by planting a double staggered row of evergreen screen trees, to consist of a minimum combination of Magnolia, Cryptomeria, Red Cedar, and Thuga Green Giant along the westerly property line to provide an effective visual screen. A six-foot high opaque wooden privacy fence shall be installed along the exterior side of the existing driveway that runs along the easterly property line.
 - D. No temporary tents, canopies or portable buildings shall be allowed on the site except that tents or canopies may be erected in the rear yard, within the interior tree buffers for a duration not to exceed 48 hours.
 - E. Dumpsters shall be screened by a 100% opaque fence or wall. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
 - F. Lighting shall be contained in cut-off type luminaries and shall be directed inward toward the property so as not to shine directly into nearby residentially-zoned properties or rights-of-way.
 - G. Ground signs shall be limited to a single, externally-illuminated monument sign. Overall sign height shall not exceed 6-feet. Wall signs shall be prohibited.
 - H. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site except that temporary holiday displays associated with federally recognized holidays and Halloween shall be allowed for no more than a duration of 30 days and except for those needed for the day of an event.
 - I. Peddlers or parking lot sales shall be prohibited.
 - J. Owner shall repaint or repair any graffiti or vandalism that occurs that occurs on the property within 72 hours.

3. To abide by the following requirements, dedications and improvements:
- A. Project entrances shall be brought up to a commercial standard. Entrance design shall be subject review and approval by the Gwinnett DOT and the Director of Planning and Development.
 - B. Alcohol sales are allowed on the property.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Shirley Lasseter
Shirley Lasseter, Vice Chairman

Date Signed: 3/22/11

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 001 of the 1397 G.M.D. (Puckett) (and being otherwise known as Tax Parcel No. 1-001-007A according to the current tax parcel numbering system in use in Gwinnett County) consisting of 3.674 acres as shown on that certain site plan for David R. West by Grant Shepherd & Associates, Inc. dated August 24, 2010 and being more particularly described according to said site plan as follows:

To find the TRUE PLACE OR POINT OF BEGINNING, commence at the intersection of the centerline of Hadden Hall Drive and the centerline of Hamilton Mill Road (80' R/W); run thence from the aforesaid intersection along the centerline of Hamilton Mill Road North 69 degrees 21 minutes 07 seconds West a distance of 37.85 feet to a point; leaving the aforesaid centerline of Hamilton Mill Road, run thence South 20 degrees 38 minutes 53 seconds West a distance of 40.00 feet to a point located on the southerly right-of-way line of Hamilton Mill Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

From the TRUE PLACE OR POINT OF BEGINNING, as thus established and leaving the aforesaid right-of-way line of Hamilton Mill Road, run thence South 20 degrees 14 minutes 42 seconds West a distance of 399.01 feet to a point; run thence North 69 degrees 31 minutes 25 seconds West a distance of 400.04 feet to a point; run thence North 20 degrees 06 minutes 42 seconds East a distance of 400.22 feet to a point located on the aforesaid southerly right-of-way line of Hamilton Mill Road; run thence along the aforesaid right-of-way line South 69 degrees 21 minutes 07 seconds East a distance of 400.98 feet to point, said point being the TRUE PLACE OR POINT OF BEGINNING.



RECEIVED 10-01-10
SUP2010-00063

CASE NUMBER RZC2011-00003
GCID 2011-0035

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 (Vacant)	
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. LASSETER, 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 & C-1 to C-2 by JEAN LAUDERDALE AND STANLEY GREEN for the proposed use of COMMERCIAL/RETAIL (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 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 FEBRUARY 22, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this, the 22ND day of MARCH 2011, that the aforesaid application to amend the Official Zoning Map from R-100 & C-1 to C-2 is hereby **APPROVED AS C-1** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Retail, service-commercial, office, accessory uses, and the Special Uses of restaurants, drug stores, and banks with drive-thru facilities. The following uses shall be prohibited:
 - car washes
 - convenience stores with or without gasoline pumps
 - garden supply centers and greenhouses
 - hardware stores
 - outdoor sales or storage
 - smoke shops/novelty stores
 - B. The maximum building square footage shall not exceed 15,000 gross square feet.
 - C. The building(s) shall be limited to one-story.
 - D. The building(s) shall be finished with architectural treatments of glass, brick, and/or stacked stone on all sides (stucco may be used as an accent material). Final building elevations shall be submitted for review by the Director of Planning and Development.
 - E. Abide by all applicable Development Regulations and the requirements of the Civic Center Overlay (Section 1315 - Activity Center/Corridor Overlay District). This condition shall not preclude a variance application. Stucco may only be used as an accent building material.

2. To abide by the following site development considerations:

- A. Direct access onto Meadow Church Road shall be limited to one (1) right-out only driveway, location of said driveway subject to Gwinnett County Department of Transportation approval.
- B. Install two curb lines on Meadow Church Road to completely fill in the existing median opening, removal of the D.O.T. grade signage stating "No U-Turns" and back-fill the island with suitable soils to encourage plant growth. The newly completed island shall be planted with Civic Center Overlay Shade Trees planted on 25-foot centers and subject to the approval of Gwinnett County Department of Transportation. Any older vegetation shall be removed to promote the new landscape materials. Maintenance of the landscape median shall be the responsibility of the property owner after the stated changes are completed.
- C. Provide a 25-foot wide re-graded and re-planted buffer adjacent to the residentially zoned properties along the western property line (commonly referred to as the Olde Savannah Square Recreation Center). The re-graded and re-planted buffer shall contain a minimum 5-foot tall earthen berm and two staggered rows of 8-foot tall evergreen plant materials. The evergreen plant materials shall contain an equal distribution of Thuga Green Giants, Tree Form Hollies, and Southern Magnolias planted every 10 feet on-center.
- D. Provide a 50-foot wide re-graded and re-planted buffer adjacent to the residentially-zoned properties along the northern property line. The re-graded and re-planted buffer shall contain a minimum 5-foot tall earthen berm, and three staggered rows of 8-foot tall evergreen plant materials. The evergreen plant materials shall contain an equal distribution of Thuga Green Giants, Tree Form Hollies, and Southern Magnolias planted every 10 feet on-center. One row of one of the above mentioned plant materials shall be installed at the top of the slope adjacent to the parking area before the slope.
- E. Both the 25-foot wide re-graded and re-planted buffer and the 50-foot re-graded and re-planted buffer shall be installed within 90 days of the issuance of a Development Permit.
- F. Provide a 10-foot wide landscape strip adjacent to all rights-of-way. The landscape strip along Meadow Church Road shall be enhanced with evergreen screen plantings. Landscape plan shall be subject to review and approval of the Director of Planning and Development.
- G. Ground signage shall be limited to monument type sign(s) with a minimum two-foot high brick or stacked stone base.
- H. Billboards or oversized signs shall be prohibited.

- I. Outdoor storage shall be prohibited.
- J. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 a.m. and 7:00 p.m.
- K. Outdoor loudspeakers shall be prohibited.
- L. Lighting shall be contained in cut-off luminaries, and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-ways.
- M. There shall be no overnight parking or idling of trucks on the property.
- N. No tents, canopies, temporary banners, streamers, or roping decorated with flags, tinsel, or other similar material shall be displayed, hung or strung on the site. No decorative balloons or hot air balloons shall be displayed on the site. Yard and/or bandit signs shall be prohibited.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. 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: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/29/11

ATTEST:

Diane H. [Signature]
County Clerk/Deputy County Clerk



LEGAL DESCRIPTION
PARCELS R7156 004 & R7156 522

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, DISTRICT 7, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET (1/2" THREADED ROD) AT THE EASTERN END OF THE CHAMFERED INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MEADOW CHURCH ROAD (R/W VARIES) WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD PEACHTREE ROAD (R/W VARIES); THENCE RUNNING ALONG SAID CHAMFERED INTERSECTION NORTH 72°56'35" WEST, A DISTANCE OF 42.38 FEET TO AN IRON PIN SET (1/2" THREADED ROD); THENCE LEAVING SAID MEADOW CHURCH ROAD AND RUNNING ALONG SAID OLD PEACHTREE ROAD RIGHT-OF-WAY NORTH 37°58'59" WEST, A DISTANCE OF 4.71 FEET TO A 1/2" REBAR FOUND; THENCE NORTH 36°25'48" WEST, A DISTANCE OF 209.95 FEET TO AN IRON PIN SET (1/2" THREADED ROD); THENCE LEAVING SAID OLD PEACHTREE ROAD AND RUNNING ALONG THE LAND OF OLDE SAVANNAH SQUARE COMMUNITY ASSOCIATION, INC. NORTH 54°38'54" EAST, A DISTANCE OF 376.05 FEET TO A 1/2" REBAR FOUND; THENCE RUNNING ALONG THE BOUNDARY OF MADISON PLACE UNIT 1 AT OLDE SAVANNAH SQUARE SUBDIVISION SOUTH 37°02'44" EAST, A DISTANCE OF 221.55 FEET TO AN IRON PIN SET (1/2" THREADED ROD) ON THE NORTHERLY RIGHT-OF-WAY OF SAID MEADOW CHURCH ROAD; THENCE RUNNING ALONG SAID MEADOW CHURCH ROAD RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 47.60 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 44°33'03" WEST AND A CHORD DISTANCE OF 47.49 FEET AND A RADIUS OF 205.00 FEET TO AN IRON PIN SET (1/2" THREADED ROD); THENCE SOUTH 51°12'06" WEST, A DISTANCE OF 306.38 FEET TO THE POINT OF BEGINNING.

SAID ACREAGE EQUALS 2.052 ACRES.



RECEIVED 11-05-10
RZC2011-00003

CASE NUMBER RZC2011-00005
GCID 2011-0244

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 (Vacant)	
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 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-75 to C-2 by IMAD YOUMARAN for the proposed use of AUTOMOBILE SERVICE (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 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 MARCH 22, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22ND day of MARCH 2011, that the aforesaid application to amend the Official Zoning Map from R-75 to C-2 is hereby **DENIED**.

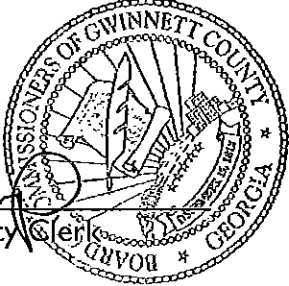
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/29/11

ATTEST:

Diane J. Kern
County Clerk/Deputy County Clerk



BK50390 P80808

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2010 NOV 16 PM 1:59

TOM LAWLER, CLERK

After recording, return to:
MorrisHardwickSchneider, LLC
1605 Buford Drive
Lawrenceville, GA 30043

PT-61# 67-2010-033769
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 5.00
TOM LAWLER CLERK OF
SUPERIOR COURT

316045

STATE OF GEORGIA)
COUNTY OF GWINNETT)

EXECUTRIX DEED

THIS INDENTURE, Made this 21st day of October, 2010, between

Peggy S Smith, as Executrix of the Last Will and Testament of C.W. Smith, deceased,
of the State of Georgia, and County of Gwinnett, (hereinafter referred to as "Grantor") and

Imad Youmaran,

of the State of Georgia, County of Gwinnett, (hereinafter called "grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Gaston County, North Carolina, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 225 of the 6th District of Gwinnett Count, Georgia, being a 0.791 acre tract as shown on plat of survey prepared for Cam-El, Inc. and Triad Development Corporation on March 22, 1978, by Horlbeck & Assoc. Inc. and being more particularly described as follows:

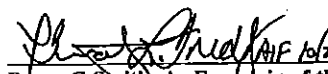
BEGINNING at a point on the northeastern side of the 130 foot right of way of Beaver Ruin Road, 1460.63 feet northwesterly, as measured along the northeastern side of Beaver Ruin Road, from its intersection with the northern 50-foot right of way of Rockborough Trail, running thence north 59 degrees 16 minutes 59 seconds west along the Northeastern side of Beaver Ruin Road, 78.95 feet to a point; running thence north 64 degrees 01 minutes 12 seconds east, 80.01 feet to a point; running thence north 67 degrees 04 minutes 33 seconds east, 118.00 feet to an iron pin set; running thence south 34 degrees 17 minutes 10 seconds east, 99.82 feet to an iron pin set, running thence south 76 degrees 18 minutes 28 seconds west, 440.44 feet to the point of beginning on the northeastern side of Beaver Ruin Road.


This tract of landing is more specifically described as the recreation area for East Hill Subdivision as recorded in Plat Book 8, page 128 of Gwinnett County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said grantee forever, IN FEE SIMPLE: In as full and ample a manner as the same was held possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF, Grantor herein has hereunto set her hand and seal, the day and year first above written.

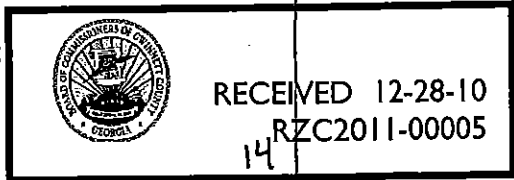
Signed, sealed and delivered in the presence of _____
Unofficial Witness

 [SEAL]
Peggy C Smith As Executrix of the Last Will and Testament of C.W. Smith, deceased
BY: Timothy L. Fridley, as Attorney-in-Fact


Notary Public



0095268



CASE NUMBER RZC2011-00008
GCID 2011-0247

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 (Vacant)	
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. LASSETER, 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 M-1 by NADEEM RAZA for the proposed use of OFFICE/WAREHOUSE (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 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 MARCH 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 MARCH 2011, that the aforesaid application to amend the Official Zoning Map from R-100 to M-1 is hereby **APPROVED** with the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Office, office/warehouse, light manufacturing and accessory uses.
 - B. Buildings shall be finished with architectural treatments of glass and/or brick or stone. Architectural renderings shall be submitted for review and approval of the Director of Planning and Development prior to issuance of building permits.
 - C. Outdoor storage of equipment or materials shall be screened from view on all sides by an opaque wood privacy fence.
2. To satisfy the following site development considerations:
 - A. Provide a 50-foot wide natural undisturbed buffer adjacent to residentially-zoned properties. The buffer shall be enhanced where sparsely vegetated.
 - B. Provide ten-foot wide landscaped strips adjacent to all public rights-of-way.
 - C. Ground signs shall be limited to monument type signs with a minimum two-foot high brick or stacked stone base matching the building(s). Ground sign(s) shall not exceed 10 feet in height.
 - D. Dumpsters shall be screened by a 100% opaque masonry wall with an opaque metal gate enclosure.

- E. 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 properties or rights-of-way.
- F. Billboards or oversized signs shall be prohibited.
- G. Natural vegetation shall remain on the property until the issuance of a development permit.
- 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: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/29/11

ATTEST:

Diana K...
County Clerk/Deputy County Clerk



WARRANTY DEED

BOOK 424 PAGE 293

STATE OF GEORGIA COUNTY OF GWINNETT

THIS INDENTURE, Made the 4th day of October, in the year one thousand nine hundred seventy-one, between JAMES T. ADAMS

of the County of [blank], and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JACKSON ELECTRIC MEMBERSHIP CORPORATION OF THE COUNTY OF JACKSON AND THE STATE OF GEORGIA

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 DOLLARS--- and other valuable considerations---(\$10.00---) DOLLARS in hand paid at and before the sealing 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 151 of the 7th Land District of Gwinnett County, Georgia, containing 1.677 acres according to survey prepared for Jackson Electric Membership Corporation by W. T. Dunahoo, Surveyor, July 12, 1971, recorded in Plat Book "W", Page 59, Plat Records of Gwinnett County, and described particularly according to said plat and survey as follows:

To find the place or point of beginning, begin at the intersection of the center line of Georgia Highway No. 317 with the southerly edge of the pavement of Old Peachtree Road and run thence in a northeasterly direction along the southerly edge of the pavement of said road 2740 feet; thence South 31 degrees 41 minutes East to an iron pin located on the southerly right-of-way line of Old Peachtree Road, BEING THE PLACE OR POINT OF BEGINNING; from said beginning point, run thence along the southerly right-of-way line of Old Peachtree Road the following courses and distances: North 60 degrees 12 minutes East 99.3 feet; North 65 degrees 09 minutes East 96 feet; North 67 degrees 26 minutes East 238 feet; North 65 degrees 12 minutes East 103.8 feet; North 60 degrees 09 minutes East 100 feet; North 55 degrees 53 minutes East 103.7 feet; and North 52 degrees 45 minutes East 86.2 feet to an iron pin; thence South 27 degrees 46 minutes East 177.3 feet to an iron pin; thence South 72 degrees 32 minutes West 835.5 feet to an iron pin; thence North 31 degrees 41 minutes West 26.8 feet to an iron pin on the southerly right-of-way line of Old Peachtree Road, being the place or point of beginning.

Ga. Real Property Tax \$2.00 Paid 11-16-71 O'Millard Peery Clerk Gwinnett Sup. Ct.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE 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, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature] Notary Public, Gwinnett County, Georgia

[Signature] James T. Adams (Seal)

Filed in Office Nov. 16, 1971, 3:53 PM, Clerk of Superior Court, Gwinnett Co. Ga. Rec. in Book 424 Page No. 293 Date 11-17-71 O. Millard Peery, Clerk



CASE NUMBER CIC2011-00005
GCID 2011-0144

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 (Vacant)	
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 C-2 to C-2 by ROMAN INTERNATIONAL, LLC for a CHANGE IN CONDITIONS OF ZONING TO DELETE REQUIRED BUILDING IMPROVEMENTS, DELETE BILLBOARD RESTRICTIONS, AND DELETE INTERPARCEL ACCESS REQUIREMENTS 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 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 MARCH 2011, that the aforesaid application to amend the Official Zoning Map from C-2 to C-2 (CHANGE IN CONDITIONS) is hereby

APPROVED subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Retail, service commercial, office and accessory uses, which may include automobile sales as a Special Use.
 - B. Abide by all requirements of the Highway 78 Corridor Overlay District. This shall not preclude a variance application.
 - C. Automobile service shall be prohibited.
 - D. Outdoor storage/display of parts, tires or junked vehicles shall be prohibited.
 - E. The existing building shall be enhanced with exterior treatments of brick, stacked stone, or glass, with minor treatments of metal or stucco. Building elevations shall be subject to review and approval by the Director of Planning and Development.
2. To satisfy the following site development considerations:
 - A. Provide a ten-foot wide landscaped strip outside the right-of-way of Stone Mountain Highway.
 - B. Remove the existing billboard within 24 months of the date of approval of CIC2011-00005. The existing billboard structure shall be repainted within 60 days of approval of CIC2011-00005.

- C. No vehicles shall be displayed or parked on any grassed or unpaved surface, along or on the entrance driveway or in the right-of-way. No vehicles shall be displayed on elevated risers.
- D. Coordinate with Georgia D.O.T. regarding access to Stone Mountain Highway.
- E. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- F. Peddlers or parking lot sales shall be prohibited.
- G. No temporary banners, streamers or roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site. Yard and/or bandit signs shall be prohibited.
- H. New or replacement billboards shall be prohibited.
- I. Interparcel access shall be provided if/when the site is redeveloped at a future date and the existing building is removed.
- J. The existing wall signage shall be removed within 30 days of approval of CIC2011-00005. A new permanent wall sign may then be installed on the building (subject to issuance of a sign permit), which meets all signage requirements of the County, and the Overlay standards for the corridor.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/29/11

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 52 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an iron pin found located on the northwesterly right of way of Highway 78. (apparent 100 foot right of way), said iron pin being located at the southernmost corner of property of property now or formerly George Giannokosatas (Deed Book 17825, Page 146, Gwinnett County, Georgia records), said iron pin found also being located at the common corner of property now or formerly George Giannokosatas and David R. Wentz; running thence along the northwesterly right of way of Highway 78 south 59 degrees 26 minutes 45 seconds west, a distance of 159.87 feet to an open top pipe found; running thence along the northeasterly line of property now or formerly Lynwood P. Cleaveland (Deed Book 41234, Page 65, Gwinnett County, Georgia records) north 29 degrees 43 minutes 00 seconds west a distance of 459.20 feet to an iron pin set; running thence along property now or formerly Martin Brothers (Deed Book 17591, Page 152, Gwinnett County, Georgia records) north 58 degrees 19 minutes 57 seconds east a distance of 163.10 feet to an iron pin set; running thence along property now or formerly Allison Machinery Co. (Deed Book 21668, Page 215, Gwinnett County, Georgia records) and property now or formerly George Giannokosatas (Deed Book 17825, Page 146, Gwinnett County, Georgia records) south 29 degrees 19 minutes 36 seconds east a distance of 462.42 to an iron pin found and the point of beginning.

Said tract being depicted in on that certain plat of survey for Amazing Autos, dated 07/12/2006, prepared by Gordon Story and Associates, Gordon C. Story, Jr., RLS 2076.



RECEIVED 11-24-10
CIC2011-00005

CASE NUMBER CIC2011-00006
GCID 2011-0249

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 (Vacant)	
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 CSO to R-100 CSO by PULTE GROUP for a CHANGE IN CONDITIONS OF ZONING TO REDUCE THE MINIMUM DWELLING SIZE, REMOVE THREE-CAR GARAGE REQUIREMENTS, AND REVISE ARCHITECTURAL REQUIREMENTS 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 MARCH 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 MARCH 2011, that the aforesaid application to amend the Official Zoning Map from R-100 CSO to R-100 CSO (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. The development shall not exceed 128 lots.
 - B. Dwellings shall be constructed of brick, stacked stone, and fiber-cement siding/shake, in general accordance with the elevations presented at the March 16, 2011, Planning Commission Meeting. All homes shall be designed and constructed implementing "four-sided architecture" as indicated on the elevations.
 - C. 15% of the homes shall have a minimum heated floor area of 2,600 square feet, and 40% of the homes shall have a minimum heated floor area of 2,800 square feet. The balance of the homes shall have a minimum heated floor area of 3,000 square feet.
 - D. All lots will have a minimum of two hardwood trees planted. The streets will have a minimum of one hardwood every 50 feet planted along the road frontage.
 - E. The lot size (width) will be a minimum of 80-feet.
 - F. Three-car garages shall be required for at least fifty percent of the homes, with two-car garages required for the balance of the homes.
 - G. Roofing materials shall be architectural-style shingles.
2. To satisfy the following site development considerations:
 - A. All grassed areas shall be sodded.

- B. All utilities shall be placed underground.
 - C. Natural vegetation shall remain on the property until issuance of a development permit.
 - D. The open space shall be accessible to the public right-of-way.
 - E. The active recreation shall have connectivity to the passive recreation area through the open space. The pool will be a minimum of 25-meters (junior Olympic size).
3. To abide by the following requirements, dedications and improvements:
- A. Prior to issuance of the first Building Permit donate and/or acquire all necessary right-of-way and easements, and design and construct a center left turn lane on Five Forks Trickum as directed by the Gwinnett County Department of Transportation. All design and construction shall be subject to review and approval of the Department of Transportation.
 - B. Dedicate at no cost to Gwinnett County, all necessary right-of-way and easements for the future construction of the Yellow River Greenway in accordance with the Gwinnett County Open Space and Greenway Master Plan. Right-of-way/easement width and location shall be subject to review and approval by the Gwinnett Department of Community Services. All dedications will be located outside of the designated stream bank setbacks.
 - C. This development is encouraged to contribute to the Brookwood School Cluster Foundation.

GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



**DESCRIPTION OF
Tract 1**

All that tract or parcel of land lying and being in Land Lots 88 and 89 of the 6 District, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at an axel found at the intersection of the common line of Land Lots 84, 85, 88 and 89, THENCE leaving said common Land Lot Corner following the common line of Land Lots 84 and 89 South 60 degrees 52 minutes 24 seconds West a distance of 876.88 feet to a point; THENCE leaving said common Land Lot Line North 08 degrees 55 minutes 34 seconds East a distance of 92.16 feet to a point at the centerline of Yellow River; THENCE following the Yellow River in a northwesterly direction 2,356+/- feet to a point said point being established by the following tie-line calls:

THENCE North 02 degrees 13 minutes 52 seconds East a distance of 80.48 feet to a point;
THENCE North 39 degrees 13 minutes 32 seconds West a distance of 66.06 feet to a point;
THENCE North 51 degrees 53 minutes 33 seconds West a distance of 67.69 feet to a point;
THENCE North 80 degrees 13 minutes 03 seconds West a distance of 61.47 feet to a point;
THENCE North 64 degrees 26 minutes 24 seconds West a distance of 133.13 feet to a point;
THENCE North 76 degrees 27 minutes 51 seconds West a distance of 58.01 feet to a point;
THENCE North 72 degrees 02 minutes 38 seconds West a distance of 118.57 feet to a point;
THENCE North 58 degrees 40 minutes 17 seconds West a distance of 56.24 feet to a point;
THENCE North 55 degrees 48 minutes 50 seconds West a distance of 66.91 feet to a point;
THENCE North 38 degrees 45 minutes 06 seconds West a distance of 101.78 feet to a point;
THENCE North 53 degrees 39 minutes 09 seconds West a distance of 68.72 feet to a point;
THENCE North 89 degrees 08 minutes 19 seconds West a distance of 138.92 feet to a point;
THENCE North 76 degrees 07 minutes 49 seconds West a distance of 87.13 feet to a point;
THENCE North 65 degrees 50 minutes 21 seconds West a distance of 122.48 feet to a point;
THENCE North 60 degrees 28 minutes 17 seconds West a distance of 171.64 feet to a point;
THENCE North 41 degrees 29 minutes 37 seconds West a distance of 138.62 feet to a point;
THENCE North 39 degrees 48 minutes 20 seconds West a distance of 129.20 feet to a point;
THENCE North 34 degrees 34 minutes 56 seconds West a distance of 241.11 feet to a point;
THENCE North 22 degrees 55 minutes 56 seconds West a distance of 127.37 feet to a point;
THENCE North 30 degrees 57 minutes 50 seconds West a distance of 78.92 feet to a point;
THENCE North 41 degrees 28 minutes 04 seconds West a distance of 86.30 feet to a point;
THENCE North 38 degrees 58 minutes 51 seconds West a distance of 62.24 feet to a point;

THENCE leaving the centerline of Yellow River North 32 degrees 57 minutes 57 seconds East a distance of 947.09 feet to a 3/8" rebar found in concrete; THENCE North 89 degrees 13 minutes 53 seconds East a distance of 217.12 feet to an iron pin set; THENCE South 87 degrees 41



RECEIVED 1-21-11
CIC2011-00006

minutes 59 seconds East a distance of 265.27 feet to an iron pin set;; THENCE North 10 degrees 55 minutes 34 seconds East a distance of 249.83 feet to an iron pin set on the southerly right of way of Five Forks Trickum Road (80' right of way); THENCE following said right of way South 87 degrees 41 minutes 59 seconds East a distance of 216.77 feet to a point; THENCE continue following said right of way South 87 degrees 52 minutes 54 seconds East a distance of 287.27 feet to a point; THENCE continue following said right of way South 87 degrees 52 minutes 54 seconds East a distance of 49.79 feet to a point; THENCE continue following said right of way South 87 degrees 52 minutes 54 seconds East a distance of 262.83 feet to a point; THENCE leaving said right of way South 00 degrees 32 minutes 57 seconds East a distance of 215.78 feet to a point; THENCE South 28 degrees 57 minutes 05 seconds East a distance of 260.08 feet to a point; THENCE South 63 degrees 23 minutes 54 seconds West a distance of 18.51 feet to a point; THENCE South 43 degrees 41 minutes 30 seconds West a distance of 8.54 feet to a point; THENCE South 45 degrees 42 minutes 36 seconds West a distance of 12.88 feet to a point; THENCE South 14 degrees 24 minutes 12 seconds West a distance of 5.30 feet to a point; THENCE South 40 degrees 47 minutes 59 seconds East a distance of 11.36 feet to a point; THENCE South 48 degrees 22 minutes 31 seconds East a distance of 13.36 feet to a point; THENCE South 08 degrees 25 minutes 47 seconds East a distance of 5.68 feet to a point; THENCE South 11 degrees 35 minutes 21 seconds West a distance of 8.66 feet to a point; THENCE South 22 degrees 04 minutes 26 seconds West a distance of 8.31 feet to a point; THENCE South 32 degrees 46 minutes 36 seconds West a distance of 7.18 feet to a point; THENCE South 33 degrees 19 minutes 35 seconds West a distance of 13.73 feet to a point; THENCE South 21 degrees 30 minutes 30 seconds West a distance of 5.68 feet to a point; THENCE South 19 degrees 25 minutes 24 seconds East a distance of 4.92 feet to a point; THENCE South 05 degrees 50 minutes 34 seconds West a distance of 10.90 feet to a point; THENCE South 17 degrees 16 minutes 16 seconds West a distance of 10.75 feet to a point; THENCE South 04 degrees 18 minutes 36 seconds West a distance of 9.31 feet to a point; THENCE South 01 degrees 56 minutes 27 seconds East a distance of 6.22 feet to a point; THENCE South 02 degrees 29 minutes 22 seconds West a distance of 4.79 feet to a point; THENCE South 19 degrees 51 minutes 40 seconds West a distance of 8.42 feet to a point; THENCE South 15 degrees 37 minutes 31 seconds West a distance of 3.80 feet to a point; THENCE South 14 degrees 43 minutes 59 seconds West a distance of 8.80 feet to a point; THENCE South 48 degrees 53 minutes 30 seconds West a distance of 8.33 feet to a point; THENCE South 65 degrees 50 minutes 27 seconds West a distance of 10.65 feet to a point; THENCE South 75 degrees 52 minutes 41 seconds West a distance of 12.95 feet to a point; THENCE South 63 degrees 45 minutes 31 seconds West a distance of 9.50 feet to a point; THENCE South 50 degrees 17 minutes 43 seconds West a distance of 11.65 feet to a point; THENCE South 41 degrees 34 minutes 44 seconds West a distance of 10.43 feet to a point; THENCE South 33 degrees 44 minutes 47 seconds West a distance of 11.30 feet to a point; THENCE South 37 degrees 13 minutes 42 seconds West a distance of 11.50 feet to a point; THENCE South 62 degrees 18 minutes 18 seconds West a distance of 5.42 feet to a point;



RECEIVED 1-21-11
CIC2011-00006

THENCE South 26 degrees 09 minutes 46 seconds East a distance of 86.41 feet to a 1" open top pipe found; THENCE South 59 degrees 54 minutes 02 seconds West a distance of 199.47 feet to an axel found on the common line of Land Lots 88 and 89; THENCE following said land lot line South 29 degrees 20 minutes 22 seconds East a distance of 1342.09 feet to an axel found; said axel found being the **TRUE POINT OF BEGINNING**.

Said tract contains 3,392,209 square feet or 77.87 acres.



RECEIVED 1-21-11
CIC2011-00006

CASE NUMBER SUP2011-00013
GCID 2011-0250

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 (Vacant)	
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. LASSETER, 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 J. STEVE BEAR for the proposed use of a RECREATION FACILITY / TRAINING CENTER 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 MARCH 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 MARCH, 2011 that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Light industrial uses, which may include an indoor sports training facility as a special use.
2. All sports training activities shall be conducted indoors.
3. No tents, canopies, 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.
4. Peddlers and/or parking lot sales are prohibited.
5. 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: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/29/11

ATTEST:

Diane Kemp
County Clerk/Deputy County Clerk



Legal Description

All those tracts or parcels of land lying and being in Land Lot 117 of the 7th District of Gwinnett County, Georgia shown and designated as Lot 1, [REDACTED] of Block 'A' on that certain Exemption Plat for Gwinnett Forrest prepared by Urban Engineers, Inc., Nelson F Goetz, G.R.L.S. No. 1879, dated March 4, 1996 and revised May 30, 1997, and recorded in Plat Book 74, Page 72, Gwinnett County, Georgia Records.



RECEIVED 12-22-10
SUP2011-00013

CASE NUMBER SUP2011-00014
GCID 2011-0245

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 (Vacant)	
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 IMAD YOUMARAN for the proposed use of AUTOMOBILE SERVICE 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 MARCH 22, 2011 and objections were filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners on this, the 22nd day of MARCH, 2011 that the aforesaid application for a Special Use Permit is hereby **DENIED**.

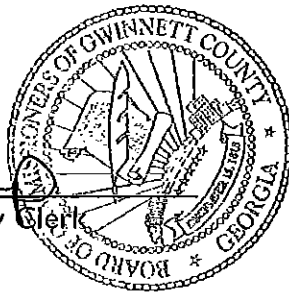
GWINNETT COUNTY BOARD OF COMMISSIONERS

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

Date Signed: 3/29/11

ATTEST:

Diane Kern
County Clerk/Deputy County Clerk



BK50390 P80808

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2010 NOV 16 PM 1:59
TOM LAWLER, CLERK

After recording, return to:
Morris|Hardwick|Schneider, LLC
1605 Buford Drive
Lawrenceville, GA 30043

PT-61# 67-2010-033769
GWINNETT CO, GEORGIA
REAL ESTATE TRANSFER TAX
\$ 5.00
TOM LAWLER CLERK OF
SUPERIOR COURT

316045

STATE OF GEORGIA)

EXECUTRIX DEED

COUNTY OF GWINNETT)

THIS INDENTURE, Made this 21st day of October, 2010, between

Peggy S Smith, as Executrix of the Last Will and Testament of C.W. Smith, deceased,
of the State of Georgia, and County of Gwinnett, (hereinafter referred to as "Grantor") and

Imad Youmaran,

of the State of Georgia, County of Gwinnett, (hereinafter called "grantee"); the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

That the said Grantor (acting under and by virtue of the power and authority contained in the said will, the same having been duly probated and recorded in the Probate Court of Gaston County, North Carolina, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid, at and before the sealing and delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantee:

All that tract or parcel of land lying and being in Land Lot 225 of the 6th District of Gwinnett Count, Georgia, being a 0.791 acre tract as shown on plat of survey prepared for Cam-El, Inc. and Triad Development Corporation on March 22, 1978, by Horlbeck & Assoc. Inc. and being more particularly described as follows:

BEGINNING at a point on the northeastern side of the 130 foot right of way of Beaver Ruin Road, 1460.63 feet northwesterly, as measured along the northeastern side of Beaver Ruin Road, from its intersection with the northern 50-foot right of way of Rockborough Trail, running thence north 59 degrees 16 minutes 59 seconds west along the Northeastern side of Beaver Ruin Road, 78.95 feet to a point; running thence north 64 degrees 01 minutes 12 seconds east, 80.01 feet to a point; running thence north 67 degrees 04 minutes 33 seconds east, 118.00 feet to an iron pin set; running thence south 34 degrees 17 minutes 10 seconds east, 99.82 feet to an iron pin set, running thence south 76 degrees 18 minutes 28 seconds west, 440.44 feet to the point of beginning on the northeastern side of Beaver Ruin Road.

This tract of land is more specifically described as the recreation area for East Hill Subdivision as recorded in Plat Book 8, page 128 of Gwinnett County Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said grantee forever, IN FEB SIMPLE: In as full and ample a manner as the same was held possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

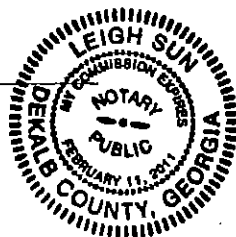
IN WITNESS WHEREOF, Grantor herein has hereunto set her hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

[Signature] (SEAL)
Peggy C Smith As Executrix of the Last Will and Testament of C.W. Smith, deceased
BY: Timothy L Fridley, as Attorney-in-Fact

Notary Public



0095268



RECEIVED 12-28-10
14 SUP2011-00014